

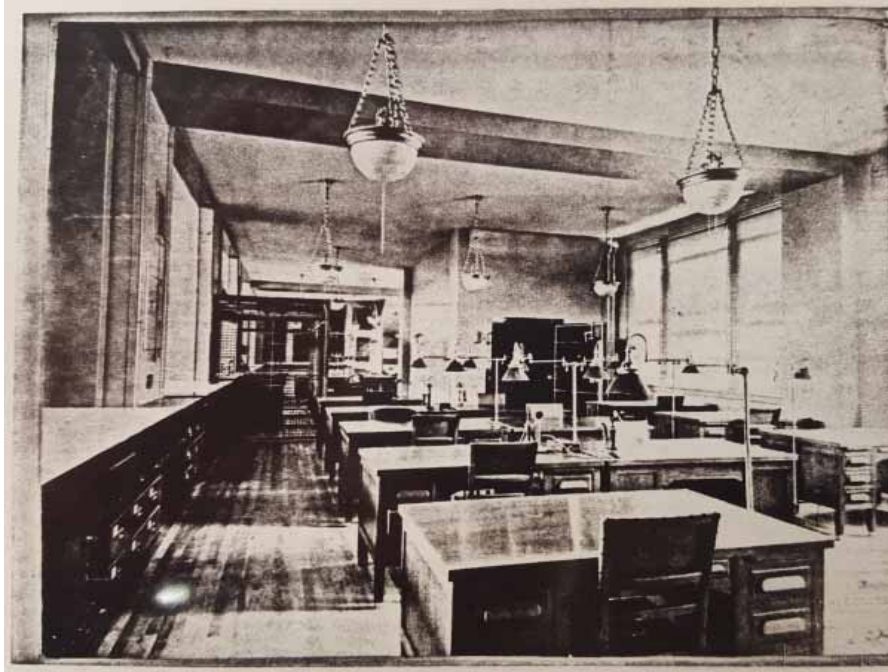
SPECIAL PERMIT APPLICATION  
711 - 727 MASSACHUSETTS AVENUE, CAMBRIDGE, MA  
October 20, 2020

Part 2 of 2

- HISTORICAL PHOTOGRAPHS
- EXISTING CONDITIONS PHOTOGRAPHS
- EXISTING FLOOR PLANS
- PROPOSED DEMOLITION
- SITE CONTEXT MAP
- PROPOSED PLANS & BUILDING SECTION
- PROPOSED LANDSCAPING PLANS
- ALTERATIONS TO EXISTING BUILDING BY ELEVATION
- PROPOSED BUILDING ELEVATIONS
- PROPOSED EXTERIOR FAÇADE MATERIALS
- PROPOSED FRAME DEPTH REDUCTION
- PROPOSED DECK RAILING & MECHANICAL SCREEN DETAILS
- PROPOSED LIGHT POLLUTION DESIGN OPTIONS
- ALTERATIONS TO BANK OF AMERICA SIGNAGE
- PROPOSED BICYCLE PARKING
- PROPOSED RENDERINGS
- ROOF ELEMENTS REQUIRING ZBA APPROVAL
- SHADOW STUDY

OWNER: GAS LIGHT BUILDING LLC  
ADDRESS: 100 SUMMER ST.  
SUITE 1600 BOSTON, MA 02110

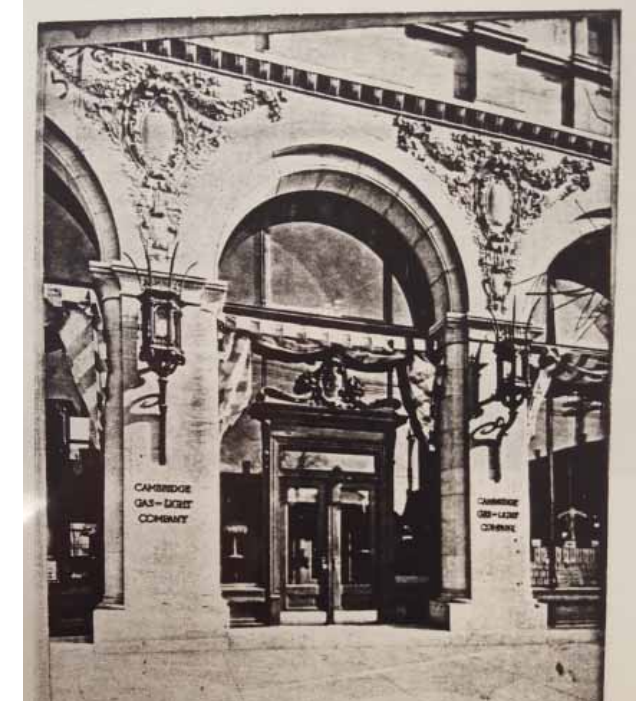
Historic Photos



Interior View



View from Massachusetts Ave



Closeup View of Facade from Massachusetts Ave



Interior View



View from Massachusetts Ave



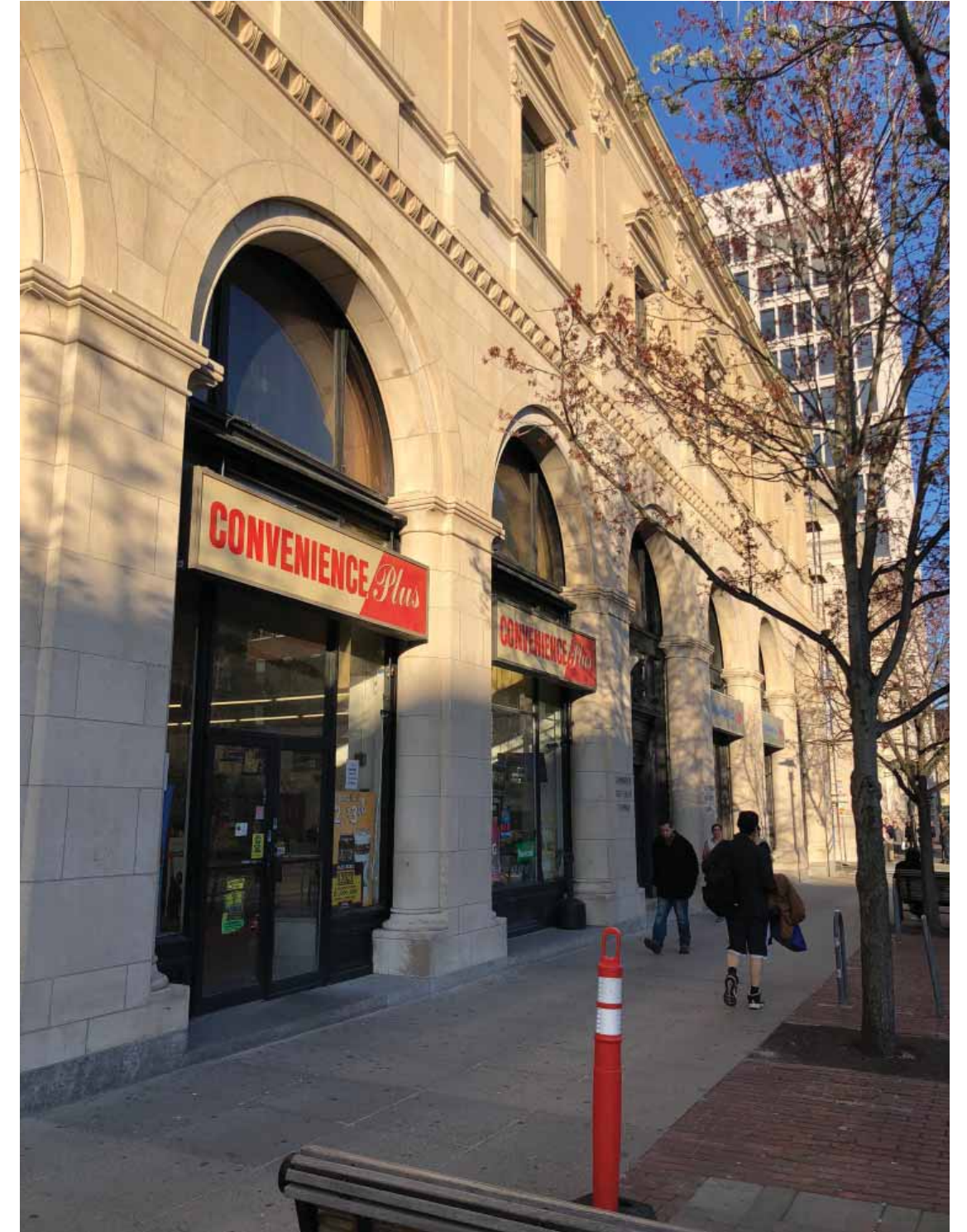
View from Massachusetts Ave Looking East



Existing Conditions Photos

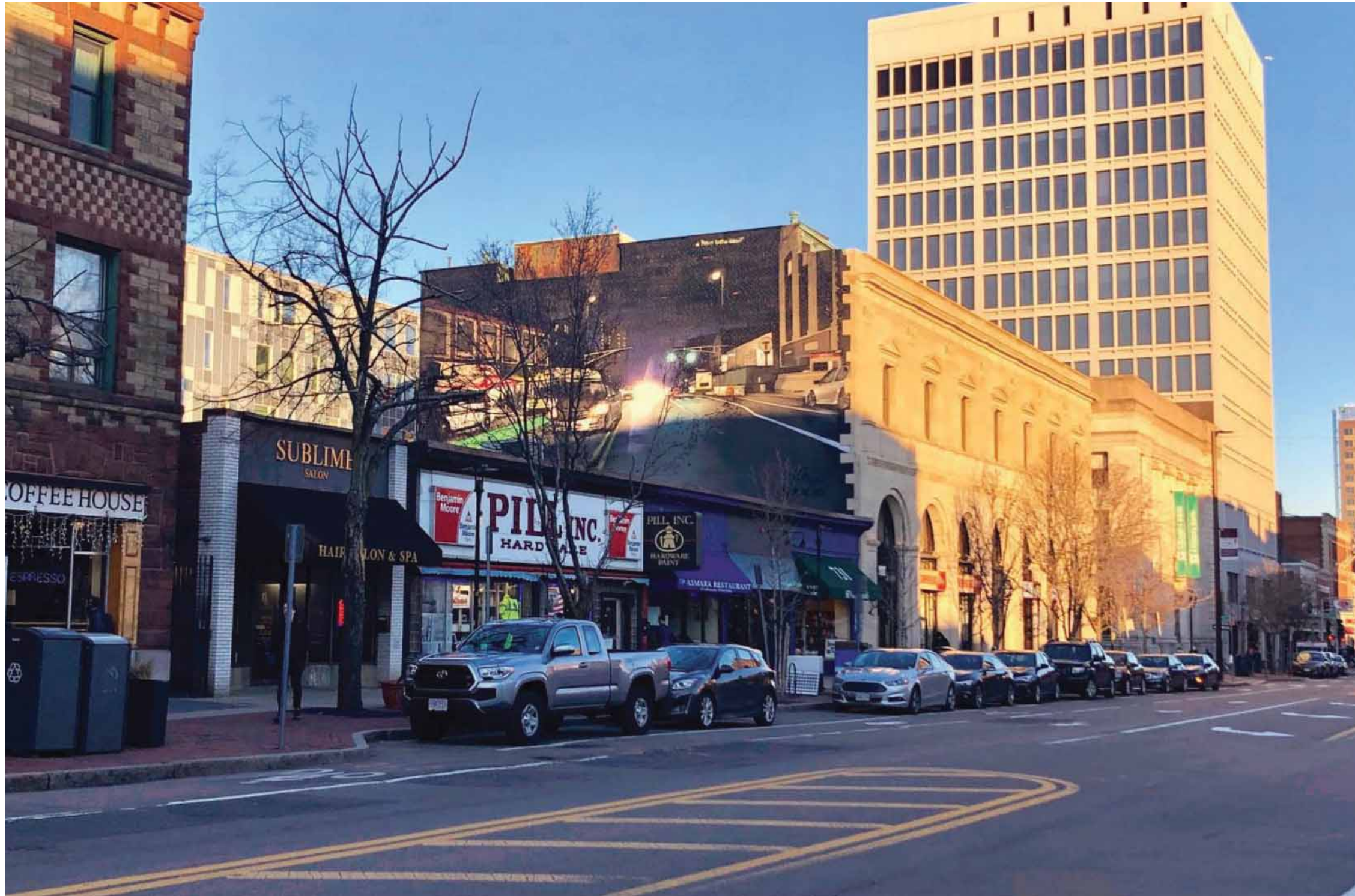


View from Massachusetts Ave Looking West



Closeup View from Massachusetts Ave Looking East

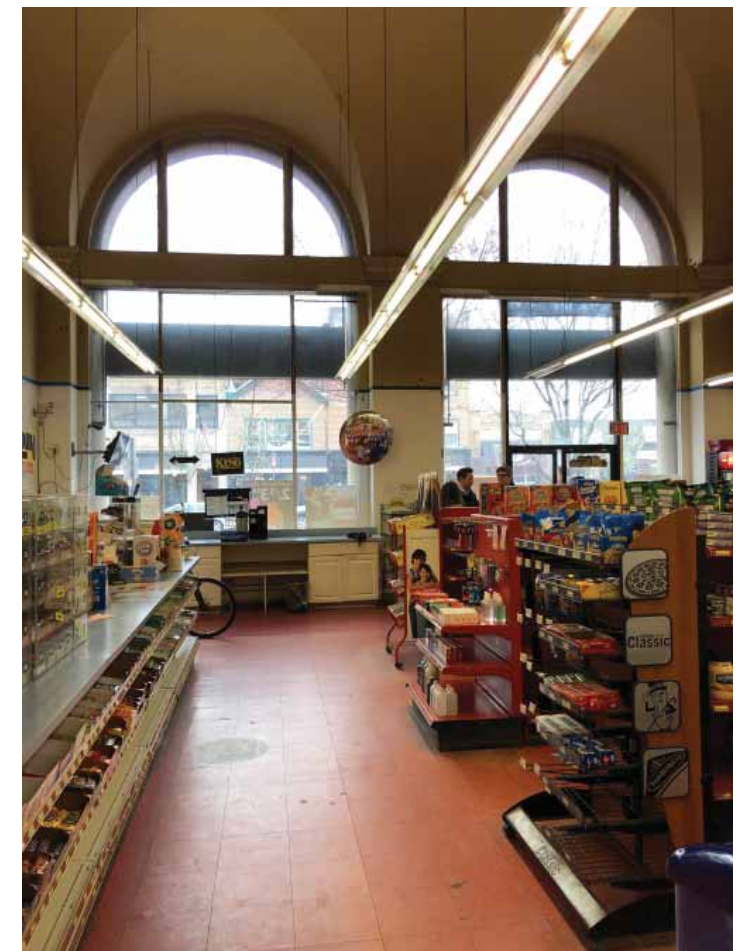
Existing Conditions Photos



View from Massachusetts Ave Looking East



Interior View from Convenience Store



Interior View from Convenience Store

Existing Conditions Photos

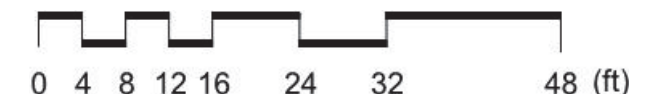
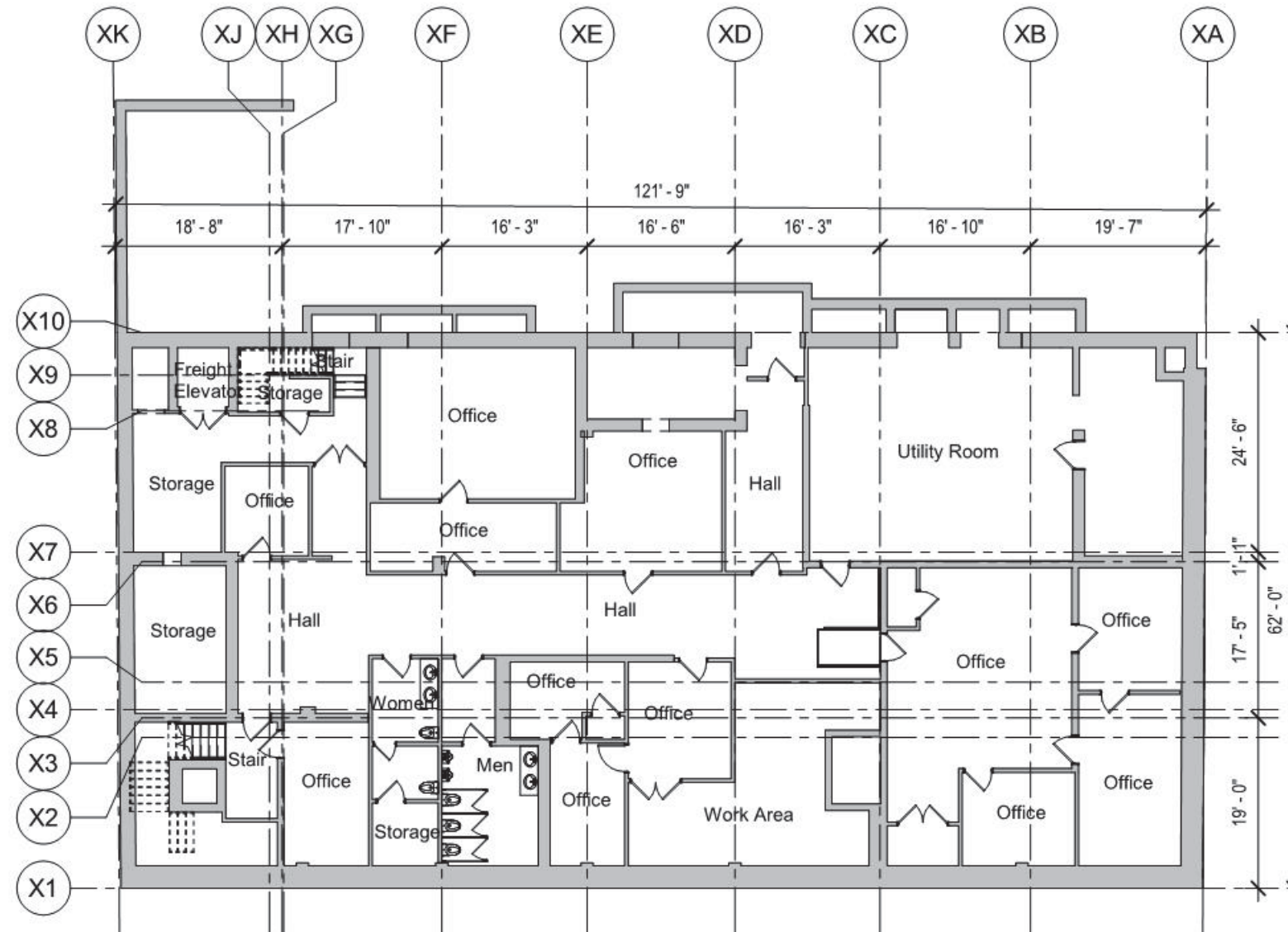


View from Temple Street Looking Into Back Alley

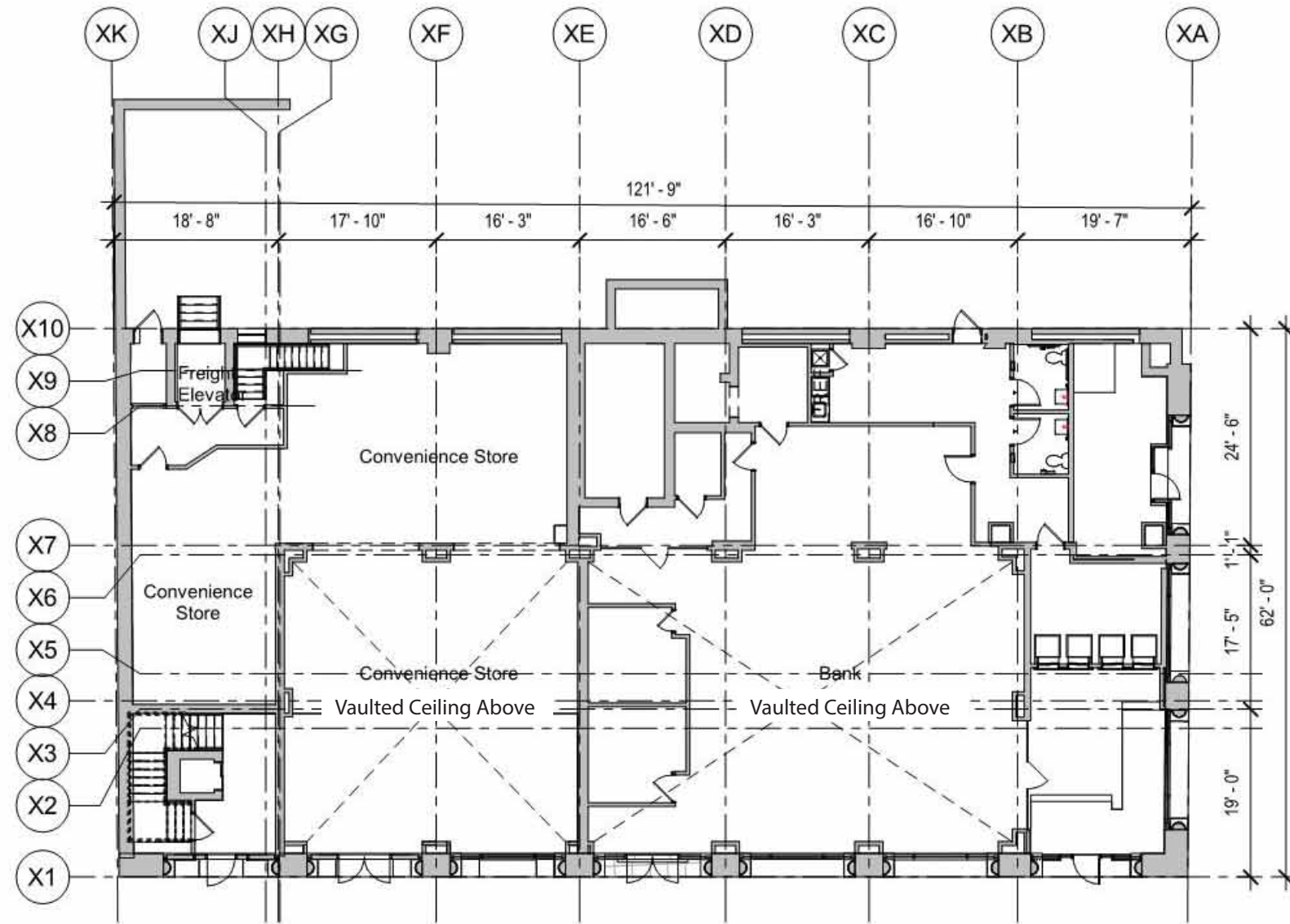


View from Back Alley Looking at Temple Street

# Existing Basement Plan

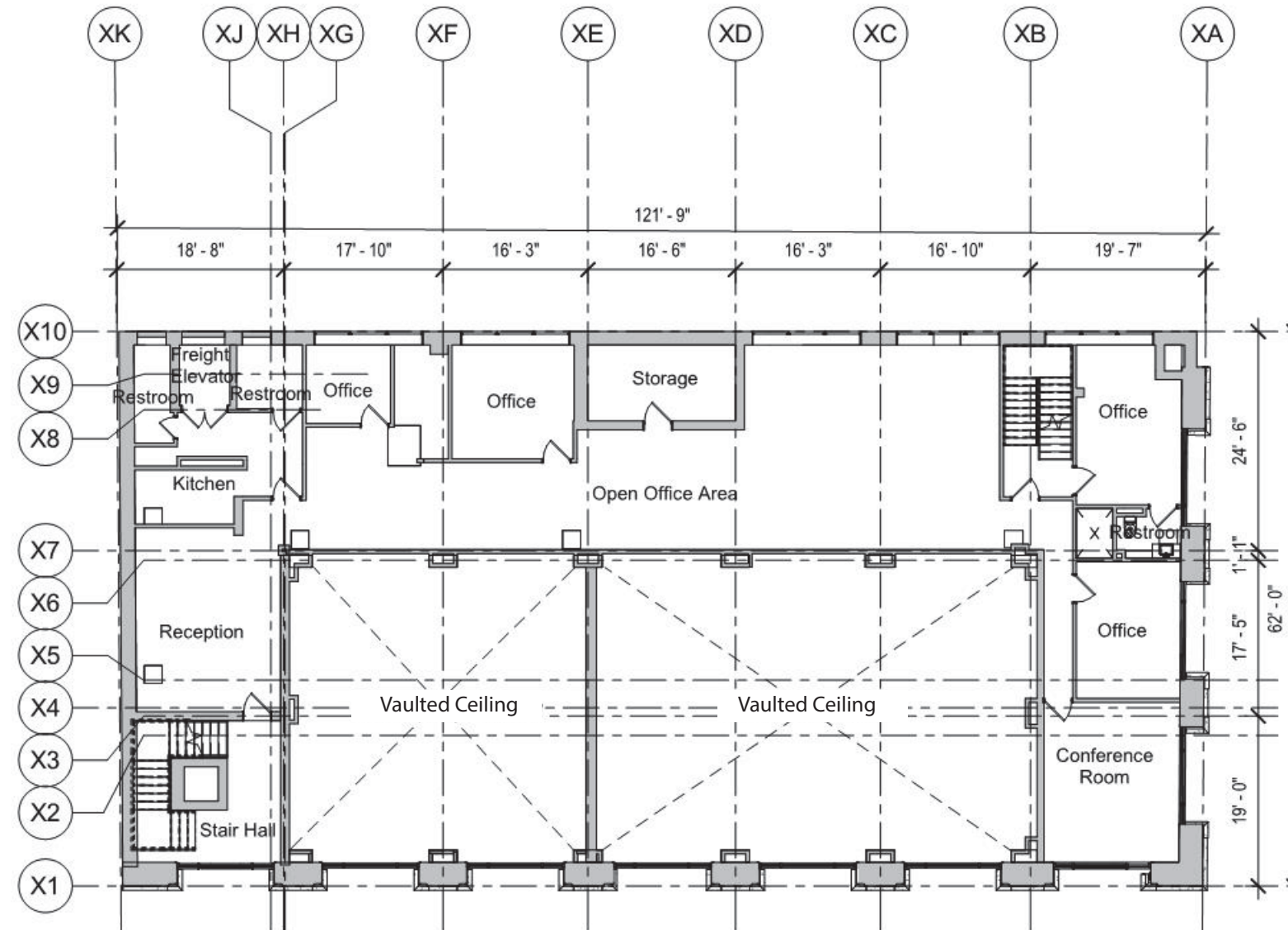


# Existing First Floor Plan

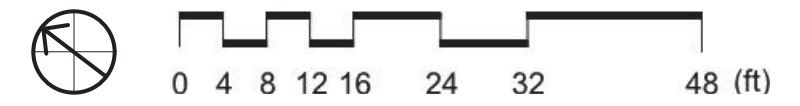
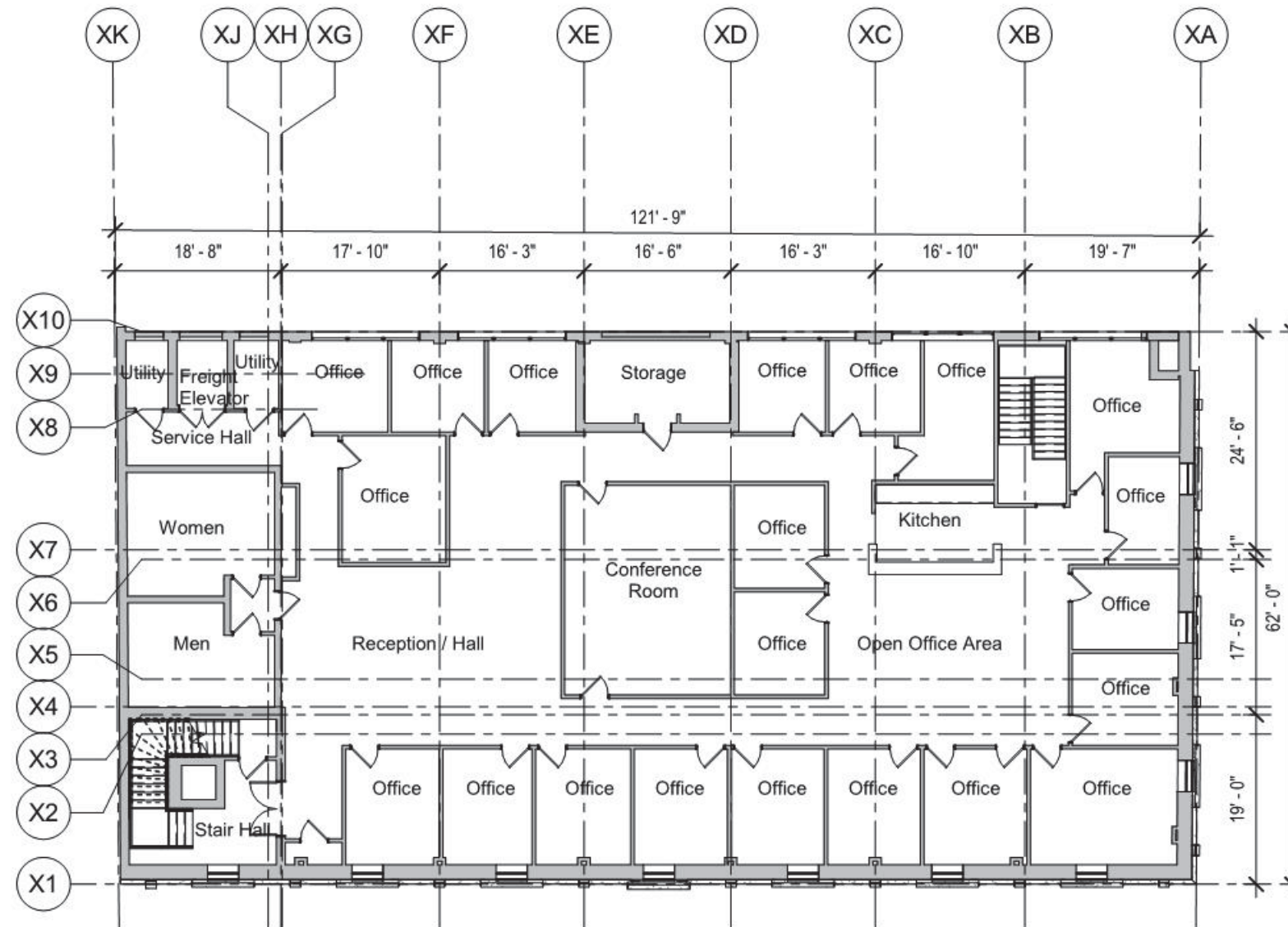


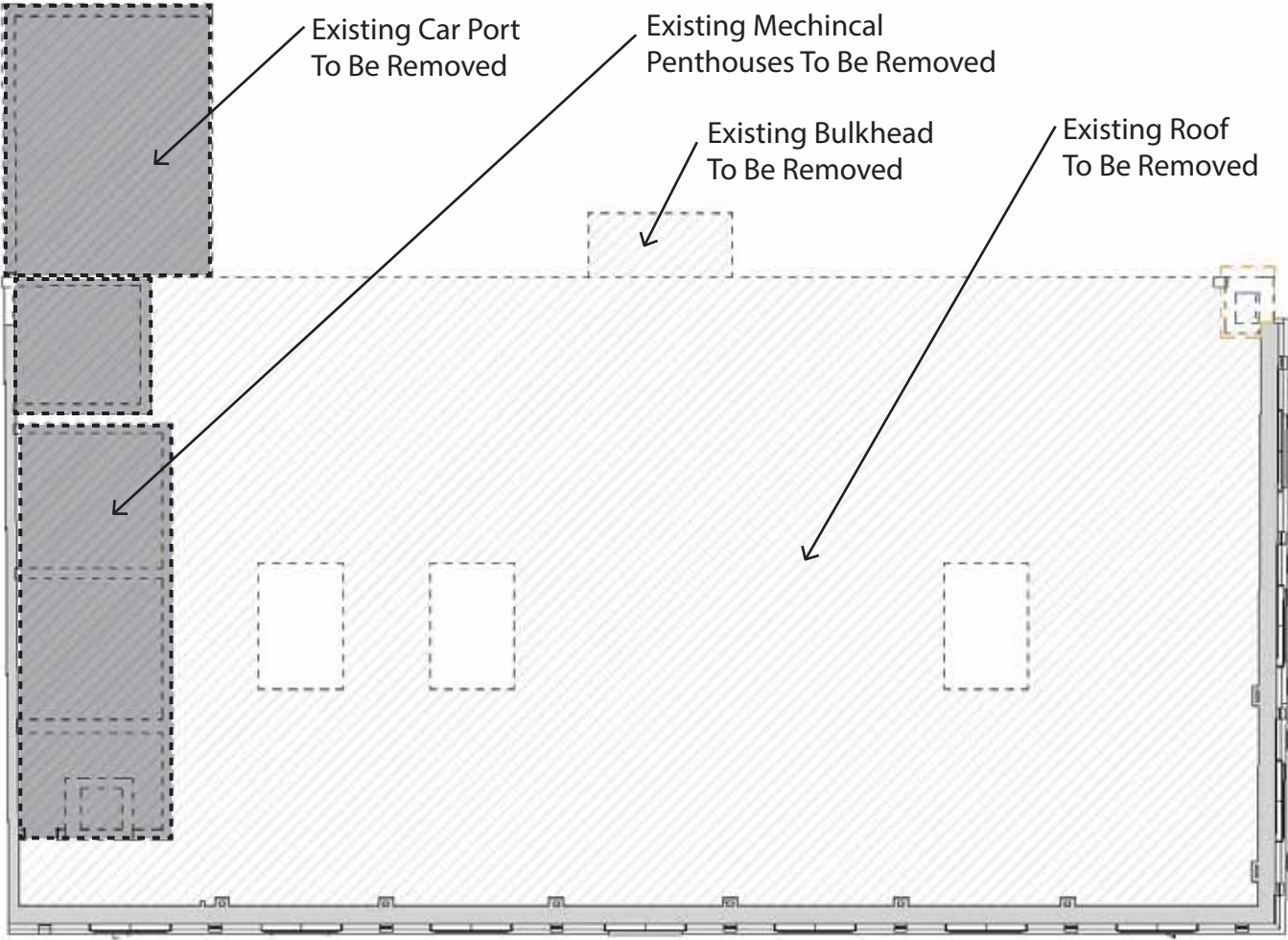


# Existing Second Floor Plan



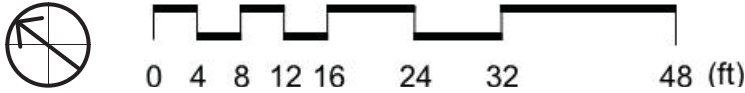
# Existing Third Floor Plan





Mass Ave.

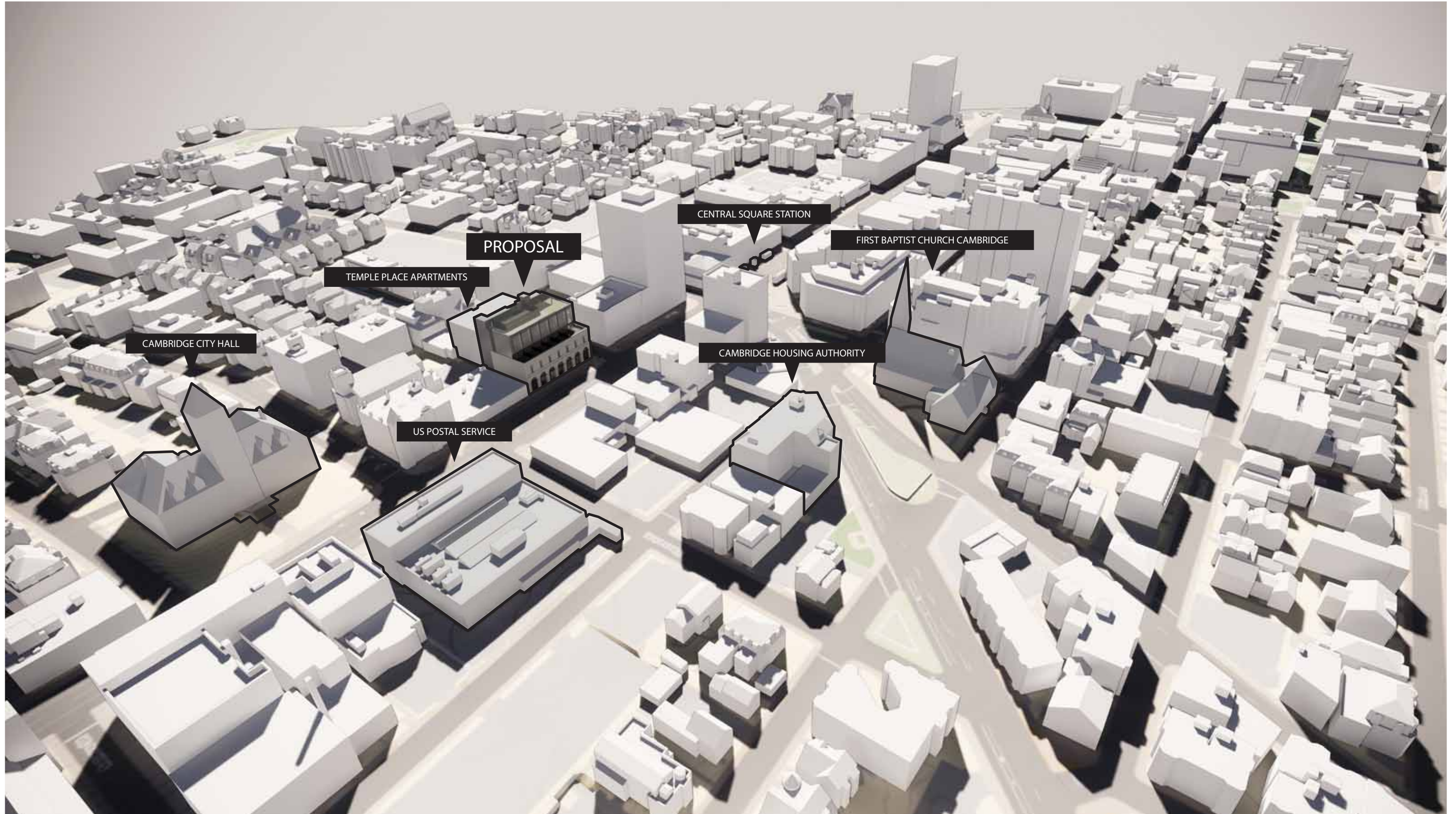
Temple Street



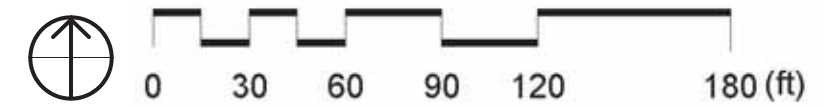
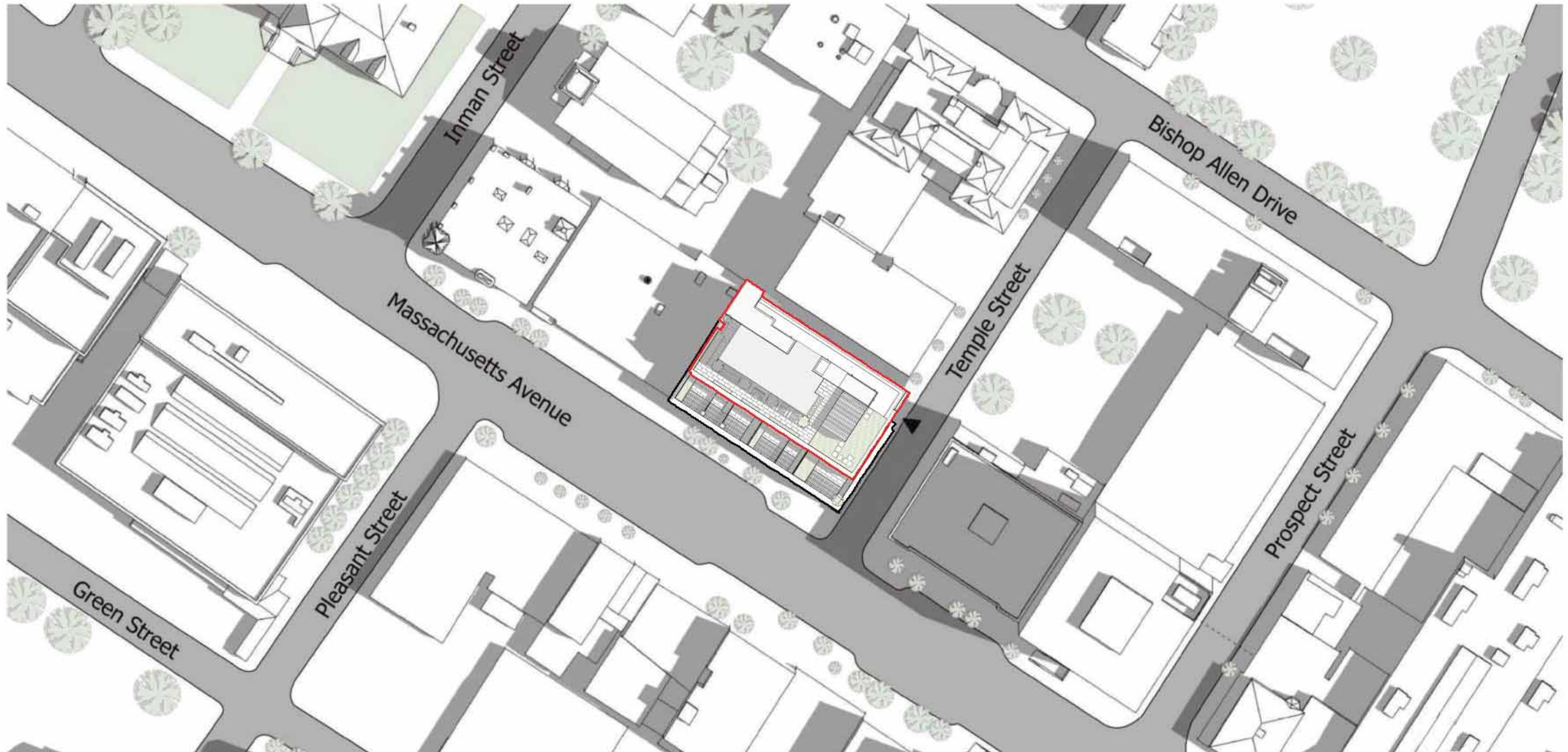
# Site Context Map



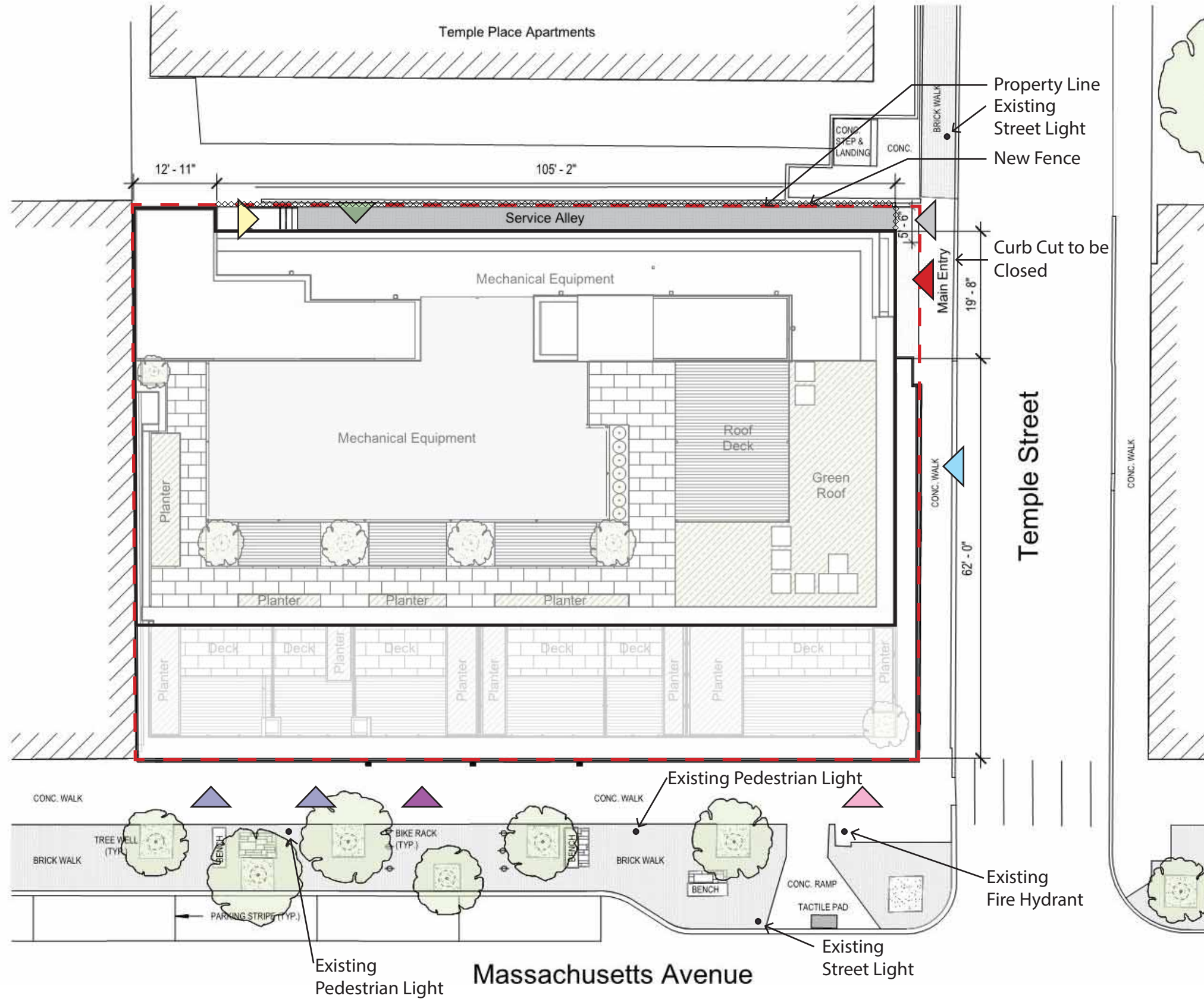
# Site Context Map



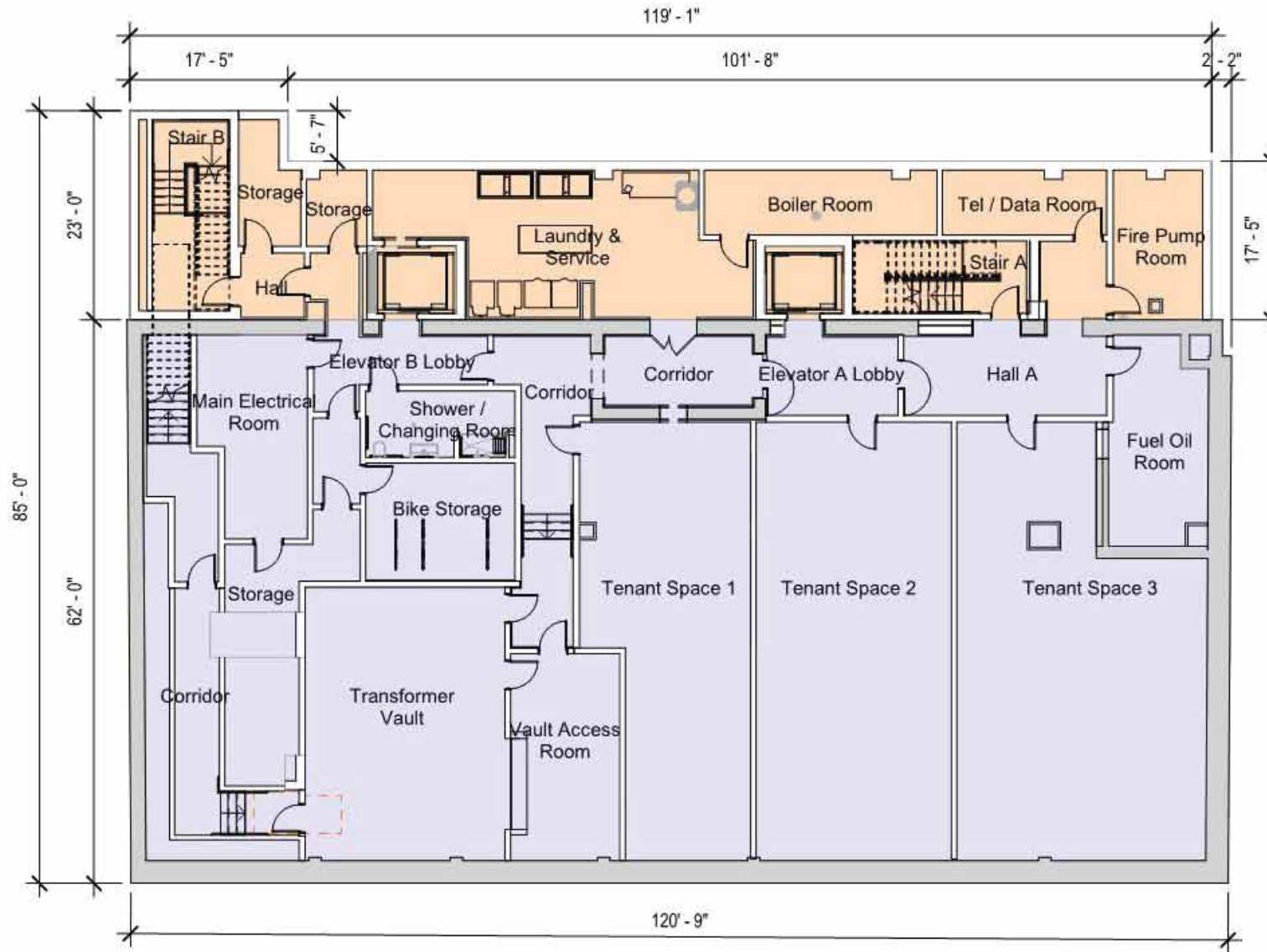
Proposed Context Plan



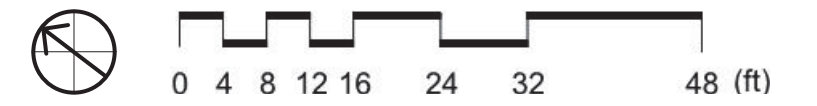
# Proposed Site Plan



# Proposed Basement Plan

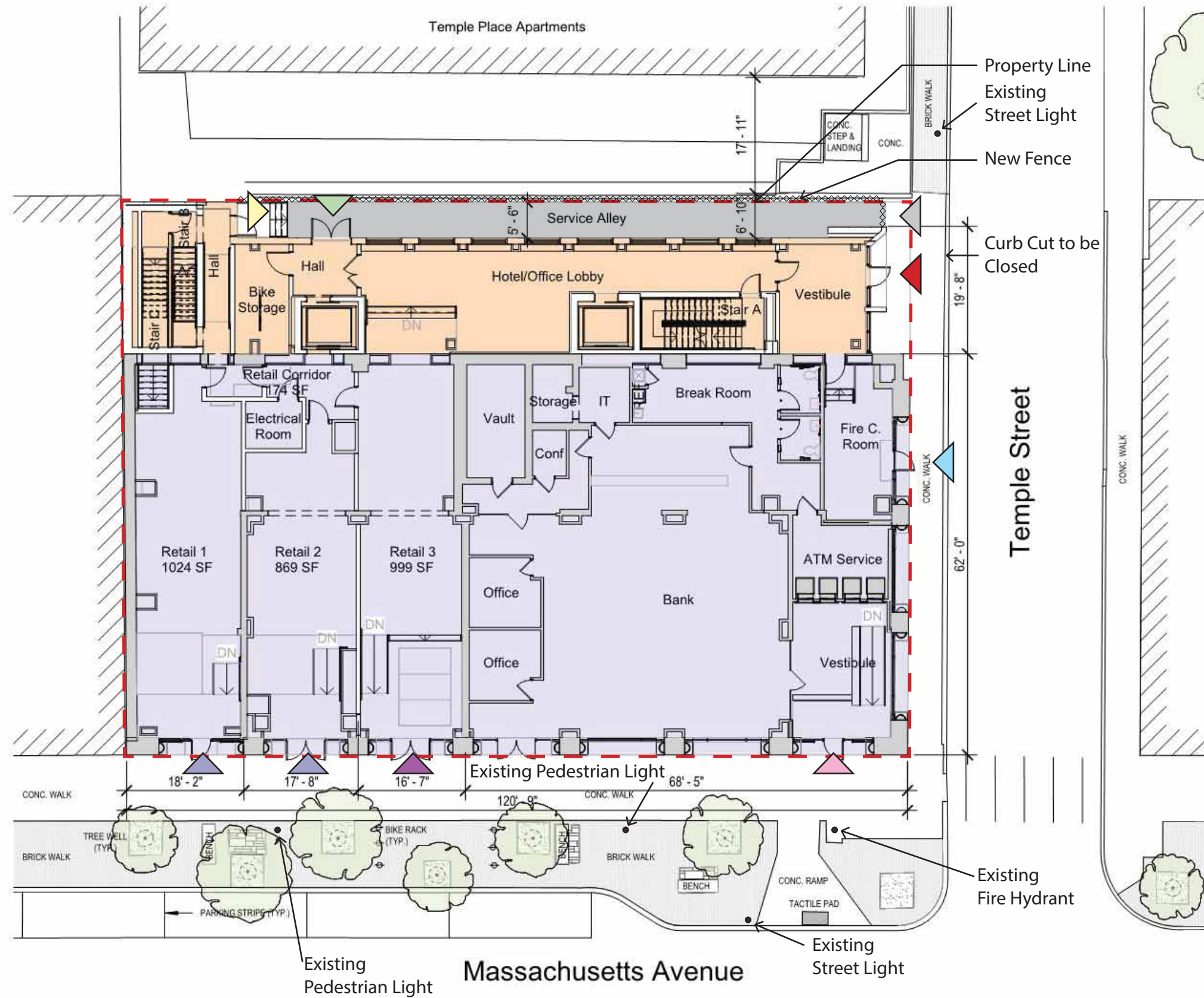












- New
- Existing

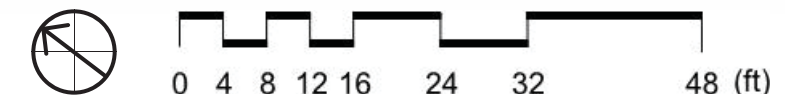




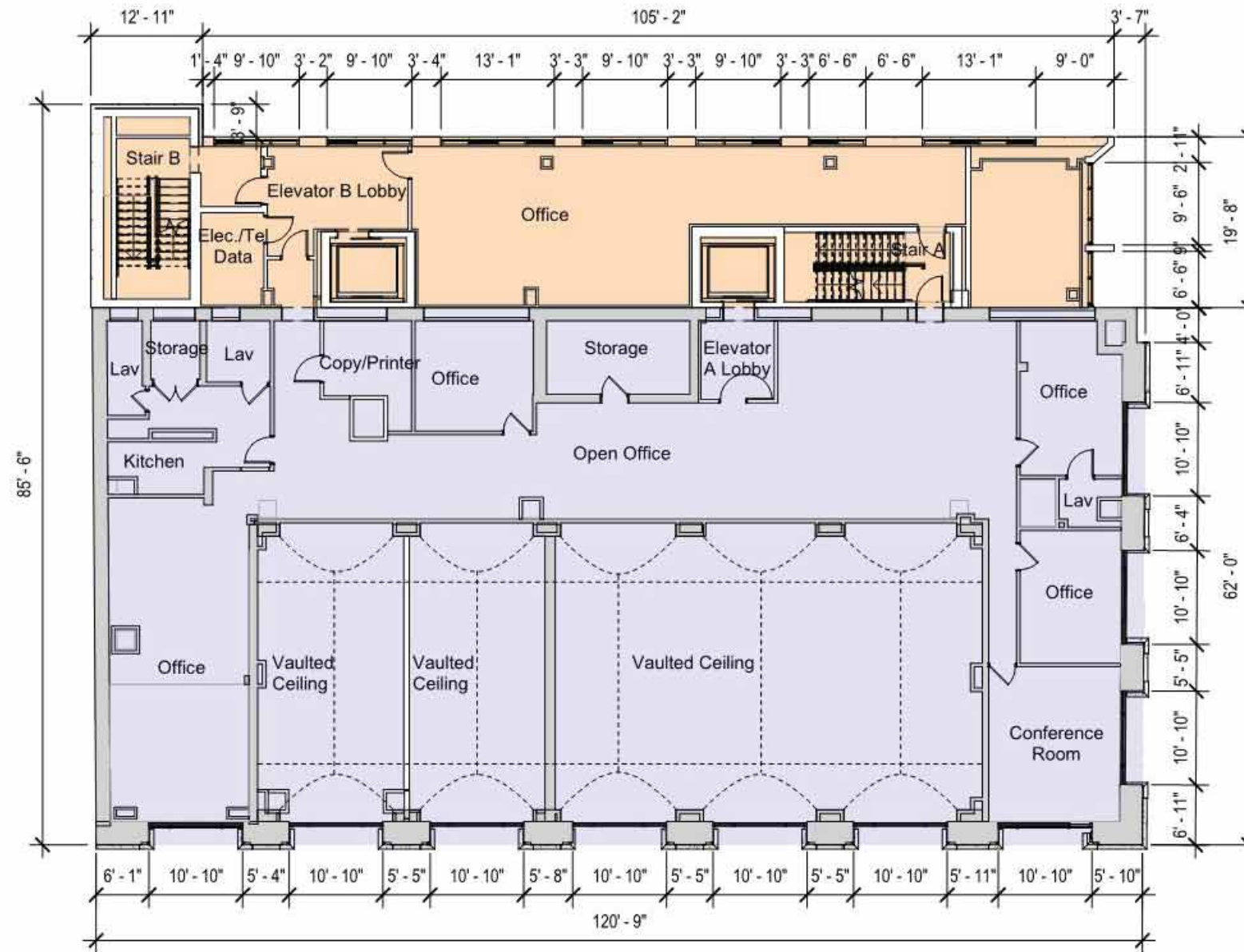
# Proposed First Floor Plan



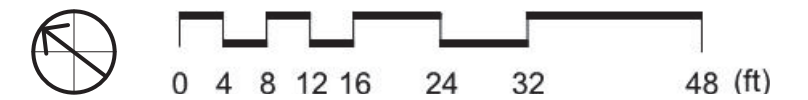
-  Main Hotel/Office Entry
-  Accessible Retail Entries
-  Retail Entry + Vault Access
-  Bank Entry to Remain
-  Bicycle Access
-  Fire Control Room Access
-  Second Egress Exit
-  Service Alley Entry
-  New
-  Existing



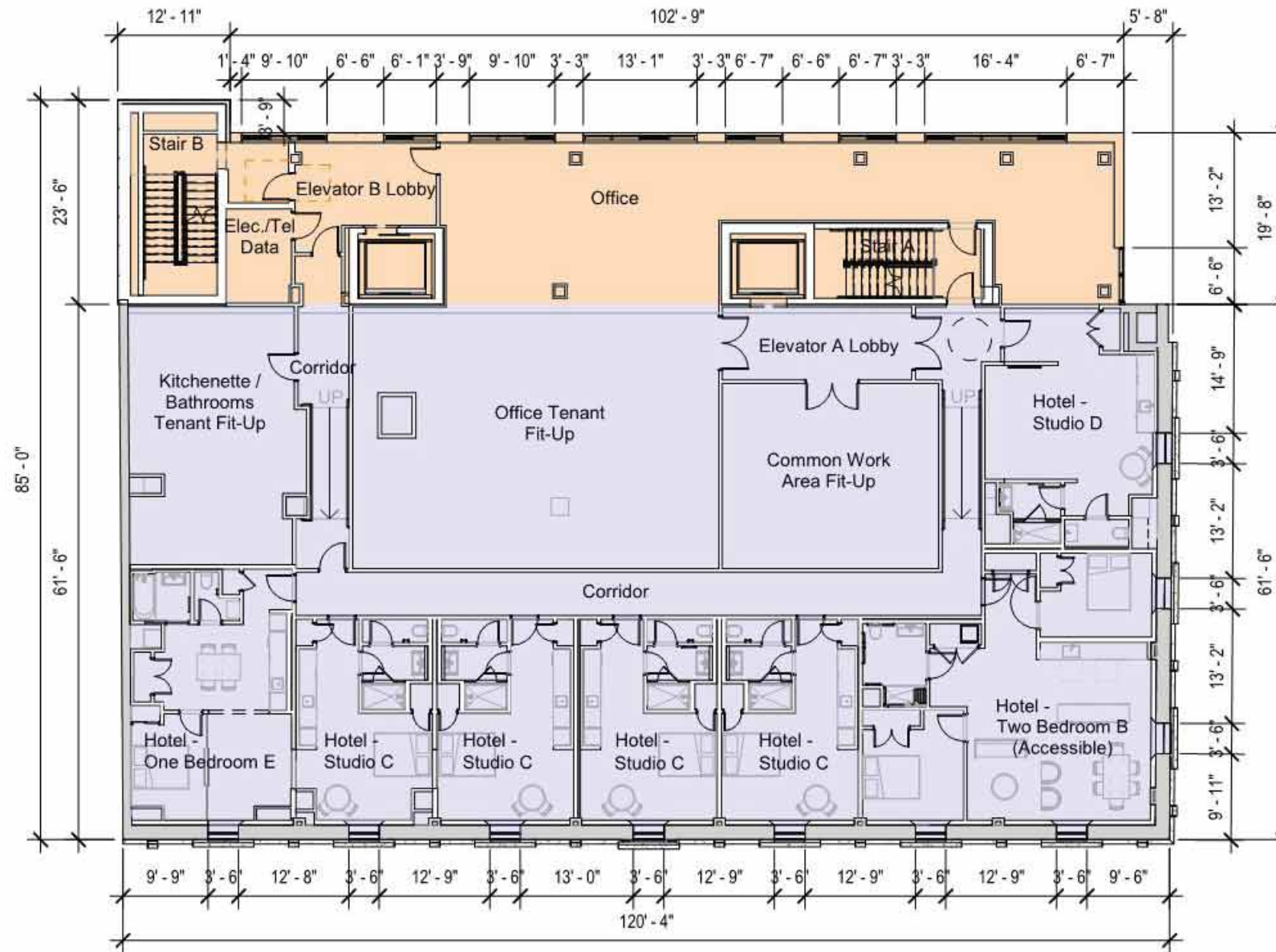
# Proposed Second Floor Plan



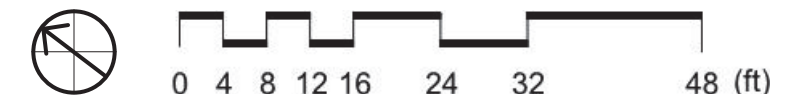
- New
- Existing



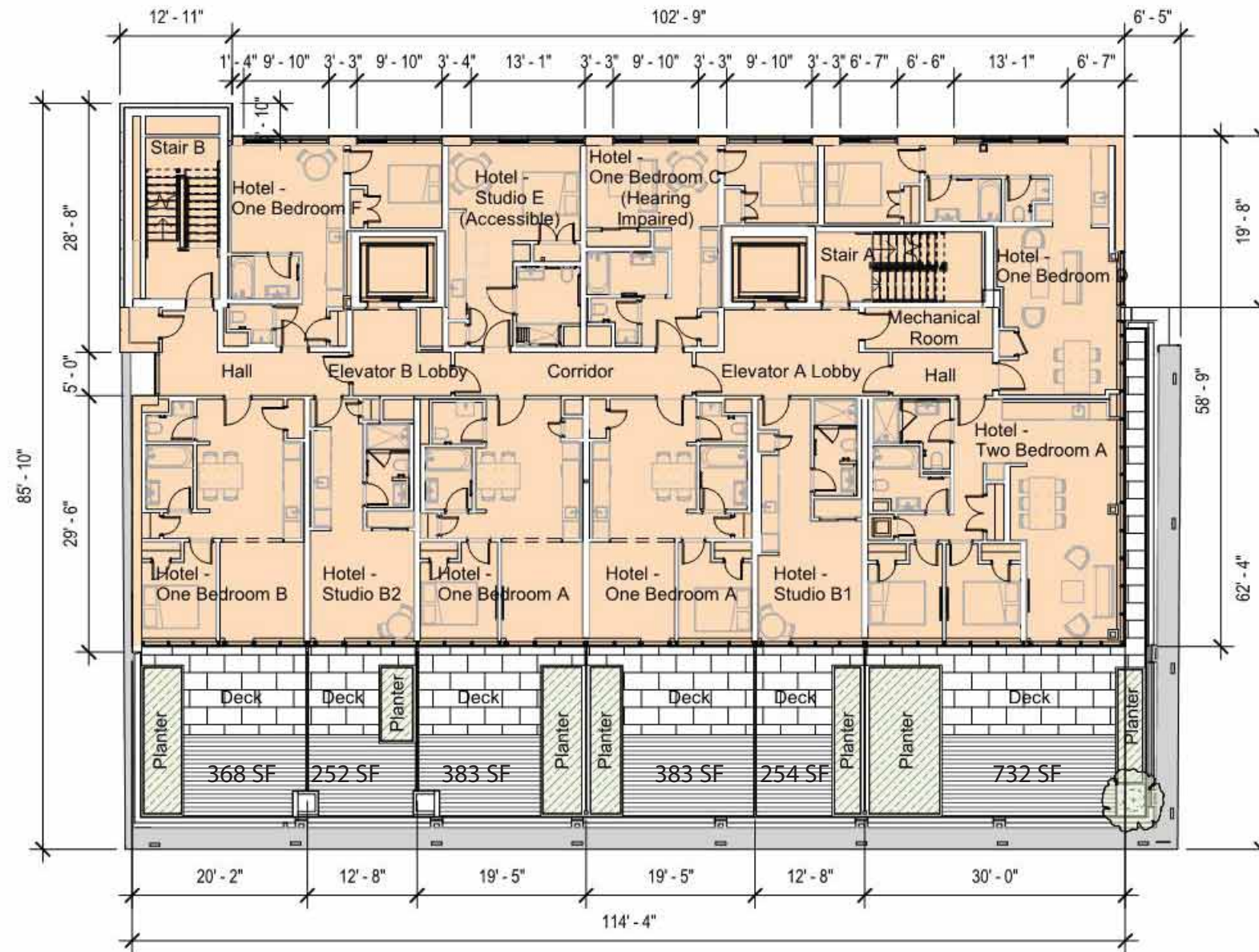
# Proposed Third Floor Plan



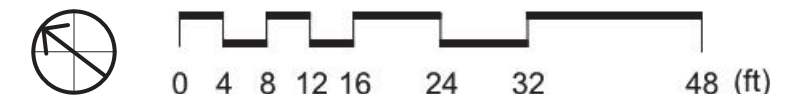
- New
- Existing



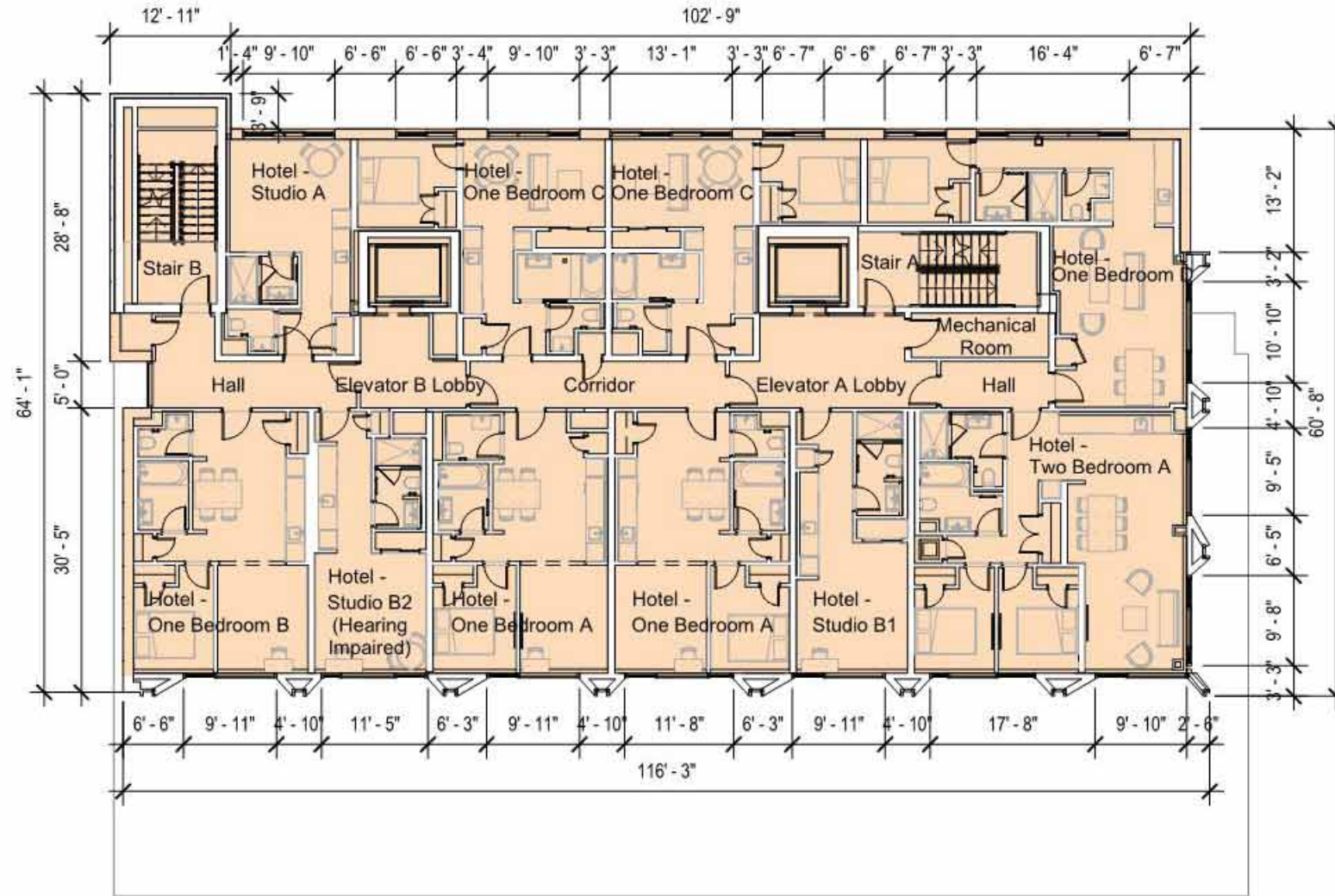
# Proposed Fourth Floor Plan



- New
- Existing



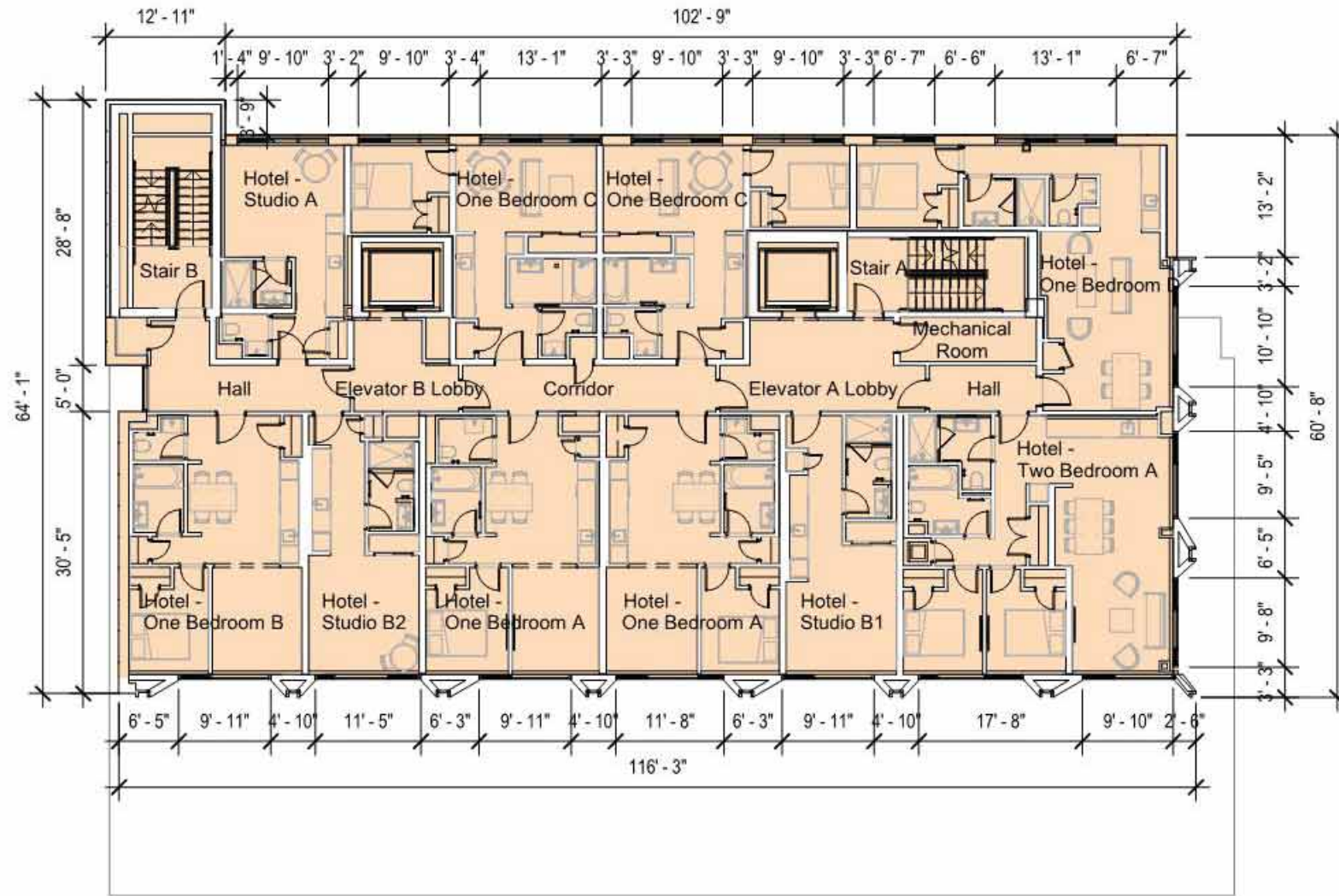
# Proposed Fifth Floor Plan



- New
- Existing



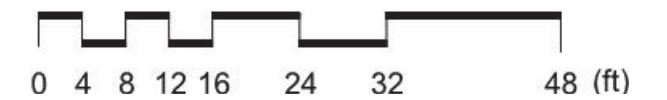
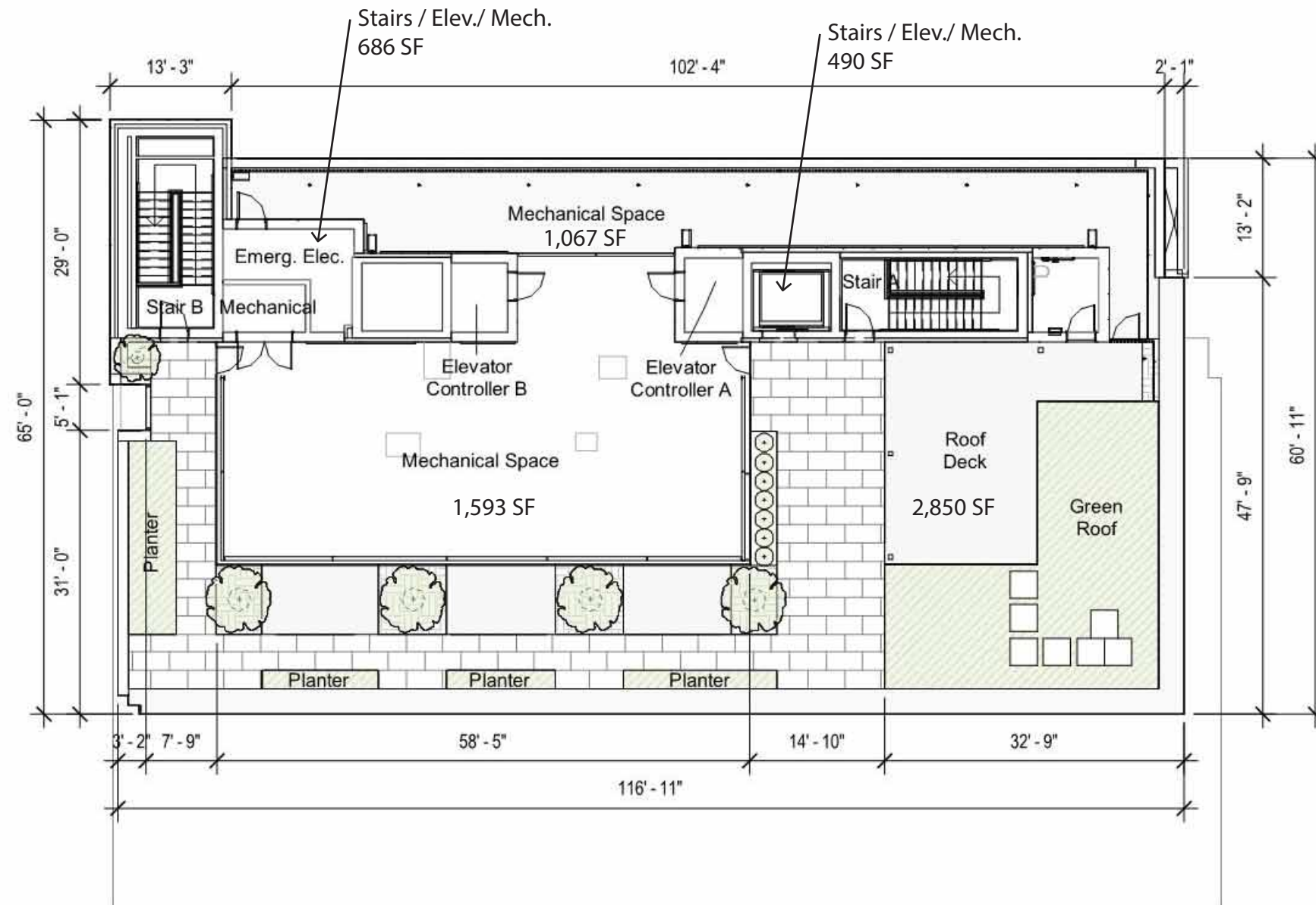
# Proposed Sixth Floor Plan



- New
- Existing

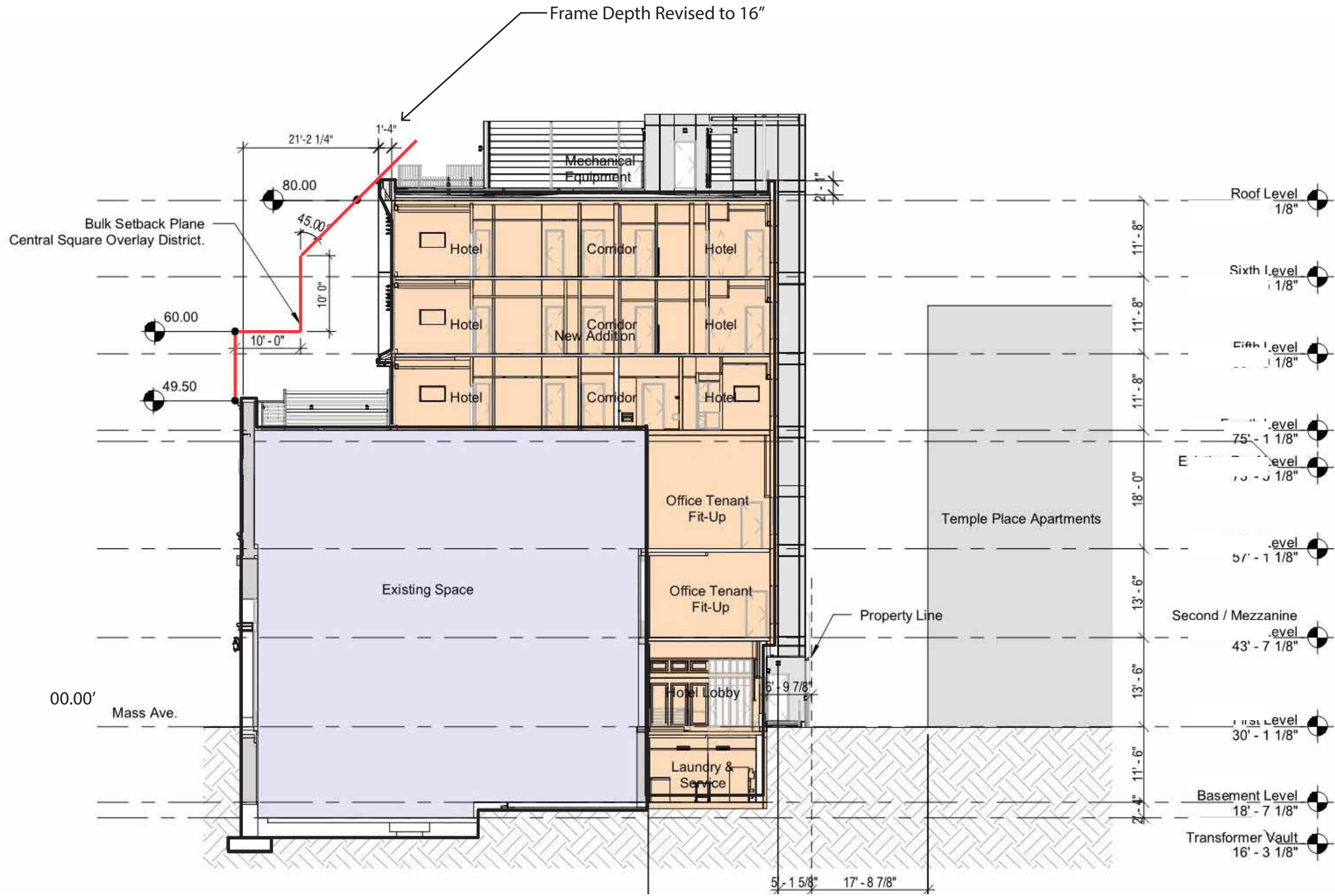


# Proposed Roof Plan

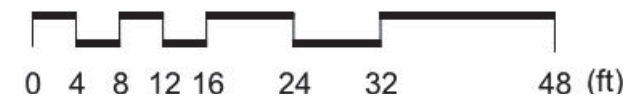


# Proposed Building Section(s) with Setback Diagrams

REVISED SLIDE: FRAME DEPTH REDUCTION TO 16" NOTE



- New
- Existing

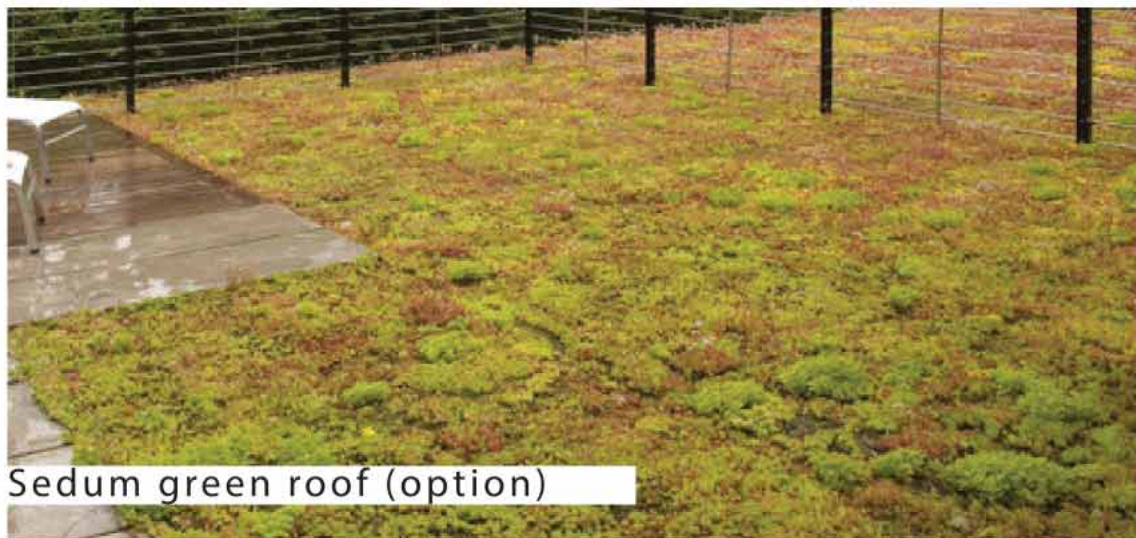




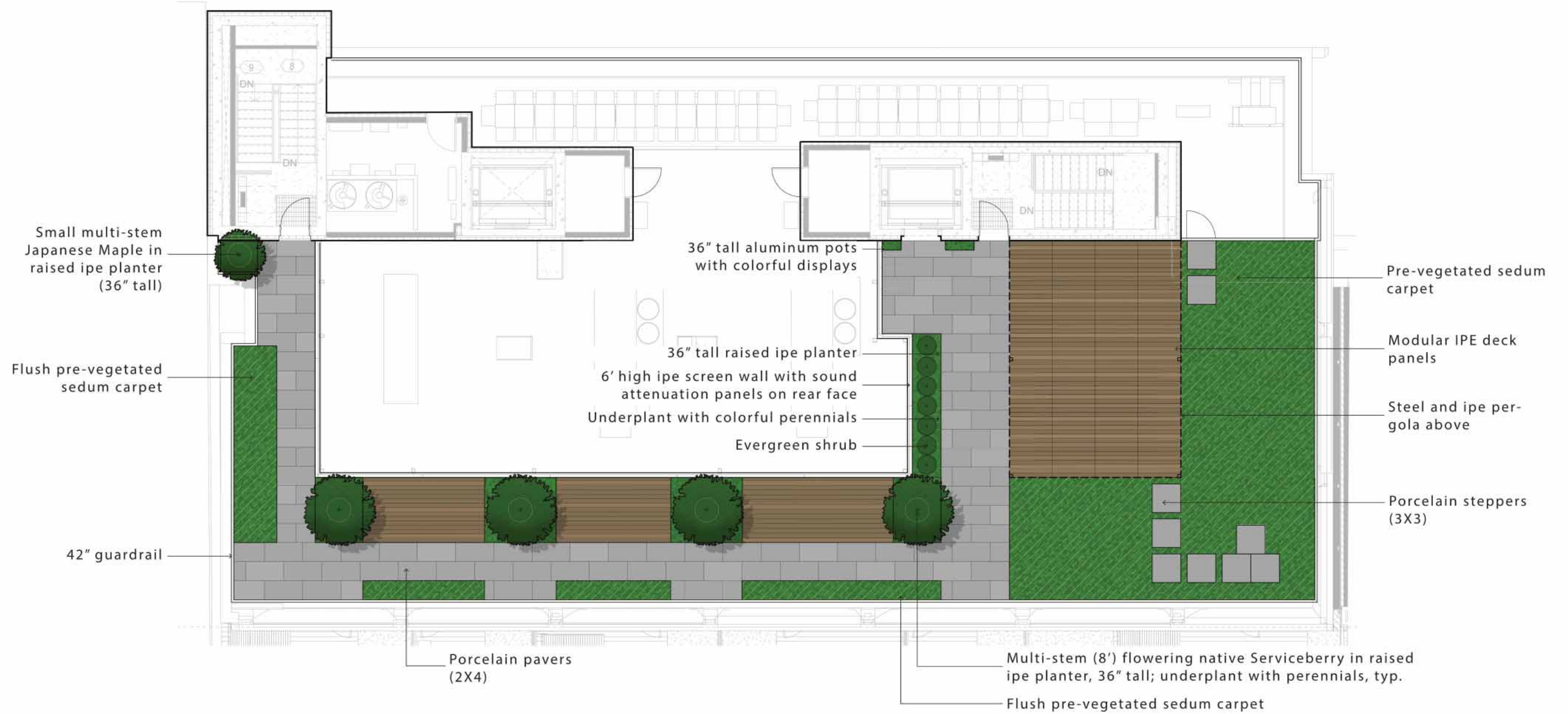
# Landscaping Plan - Fourth Floor Private Terraces



Landscaping Plan - Private Terrace Precedents



# Landscaping Plan - Roof Plan Shared Terrace



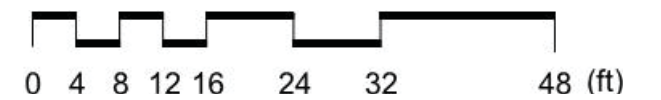
# Landscaping Plan - Shared Terrace Precedents



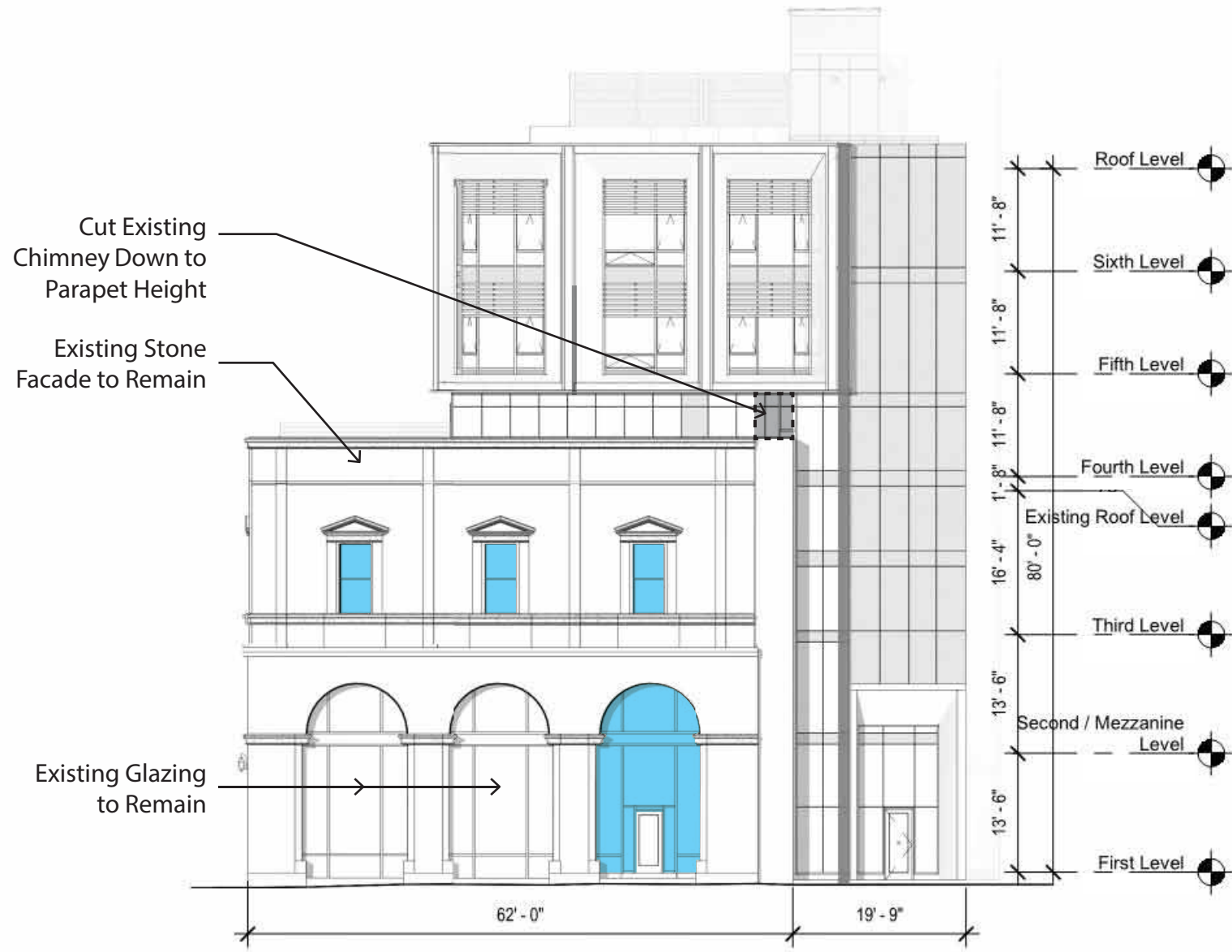
# Alterations to Existing Building



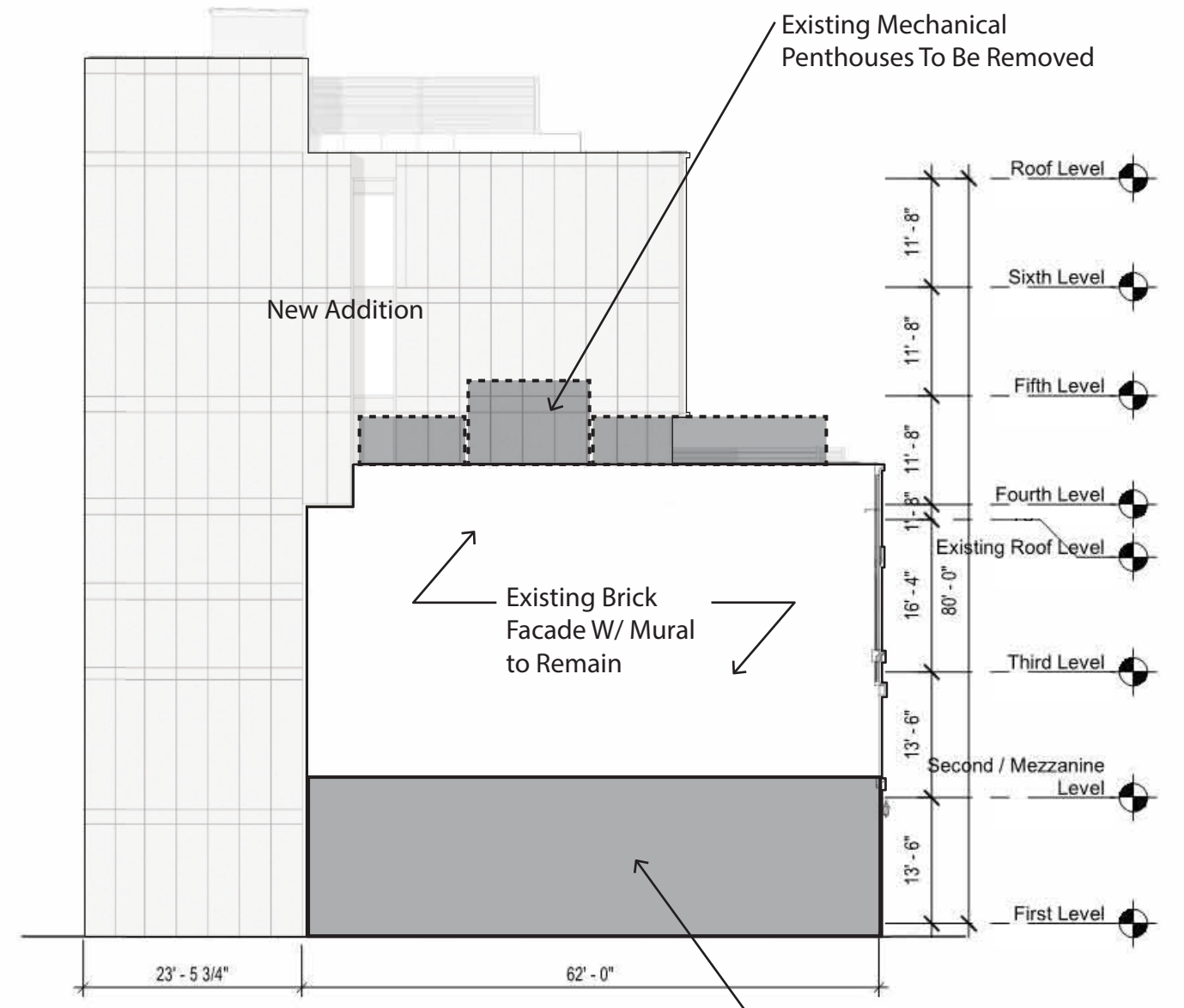
- New Insulated Glazing Units
- New Accessible Entries



# Alterations to Existing Building

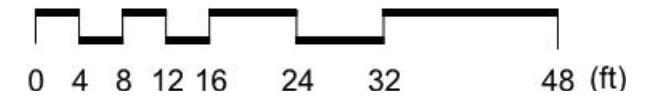


East Facade

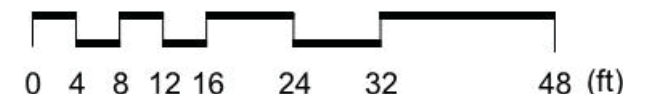


West Facade

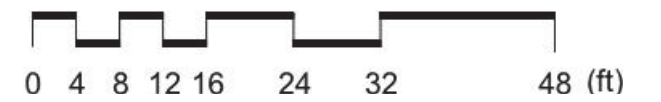
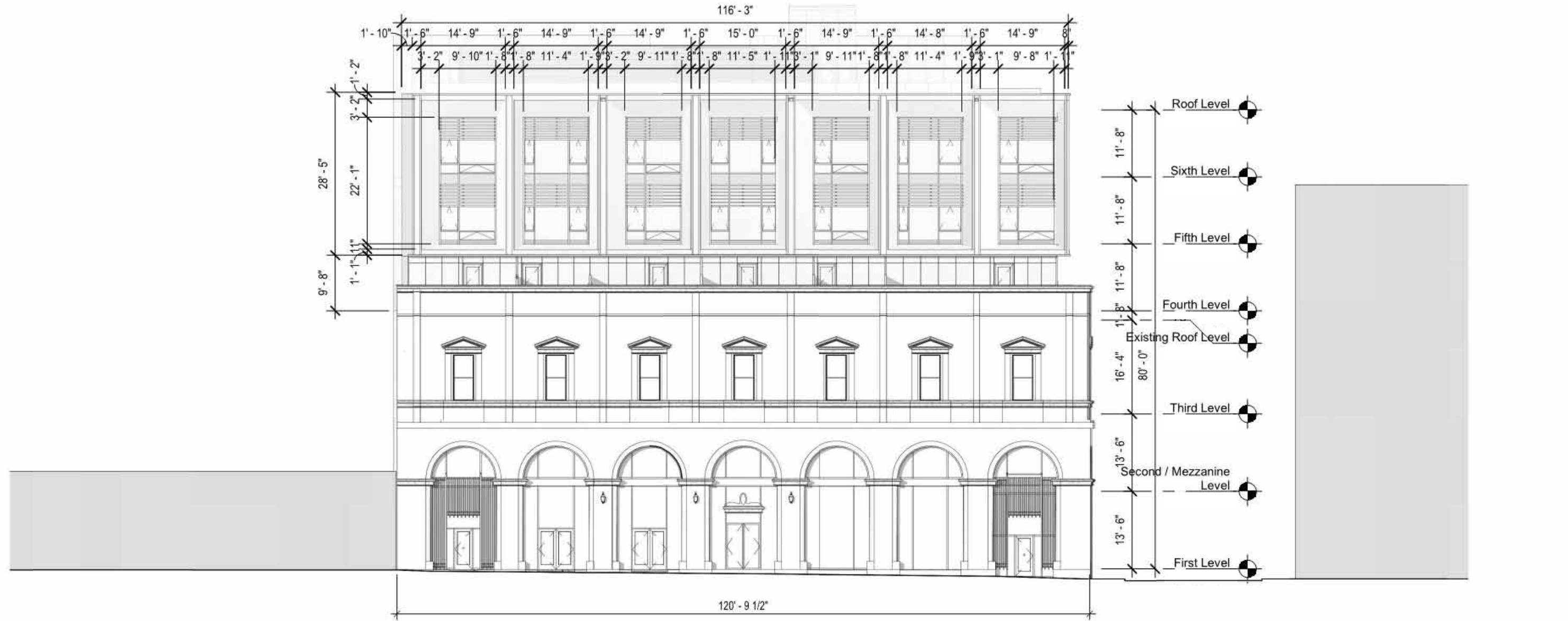
■ New Insulated Glazing Units



# Alterations to Existing Building



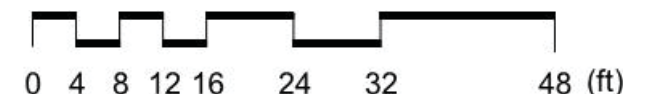
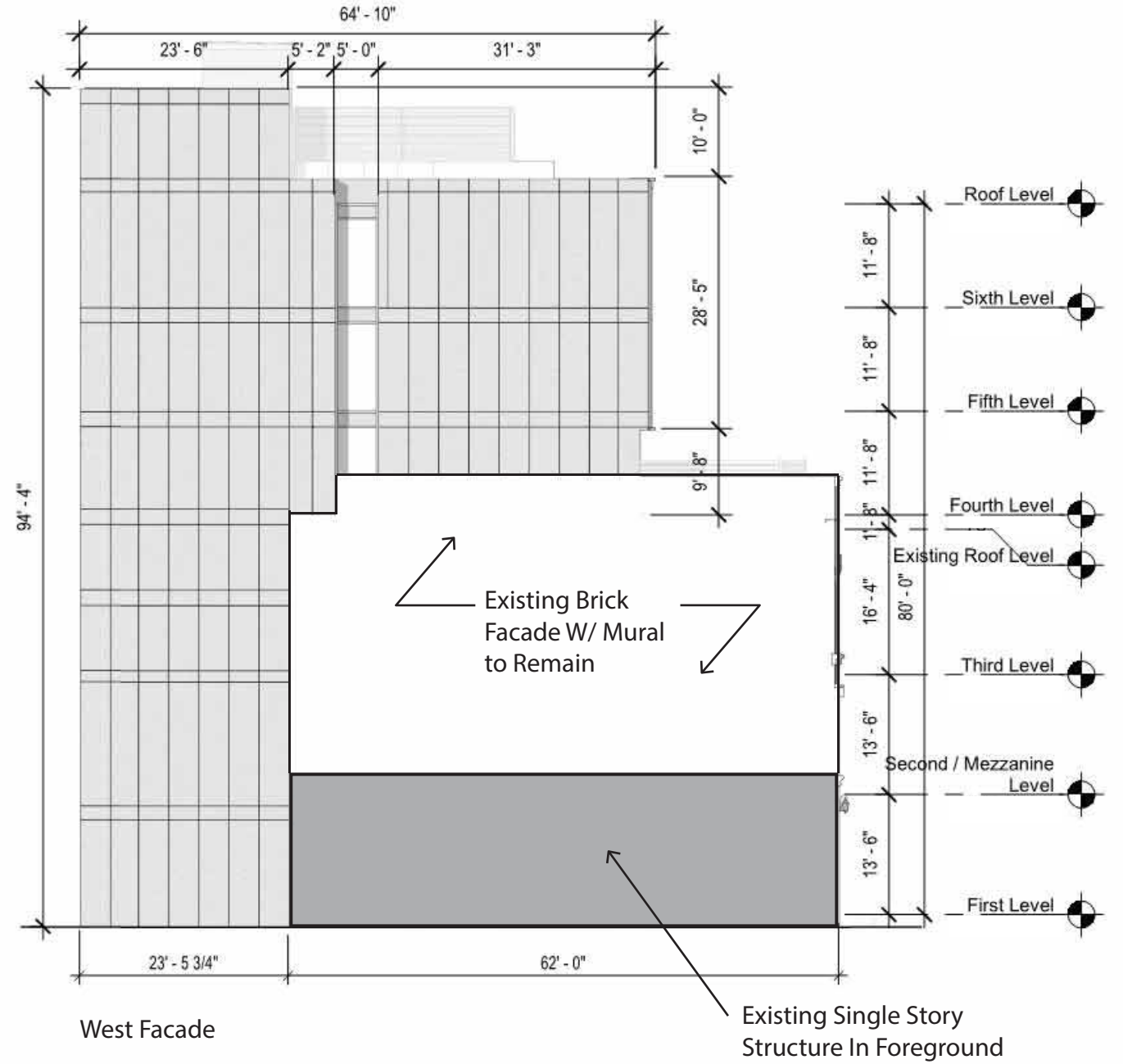
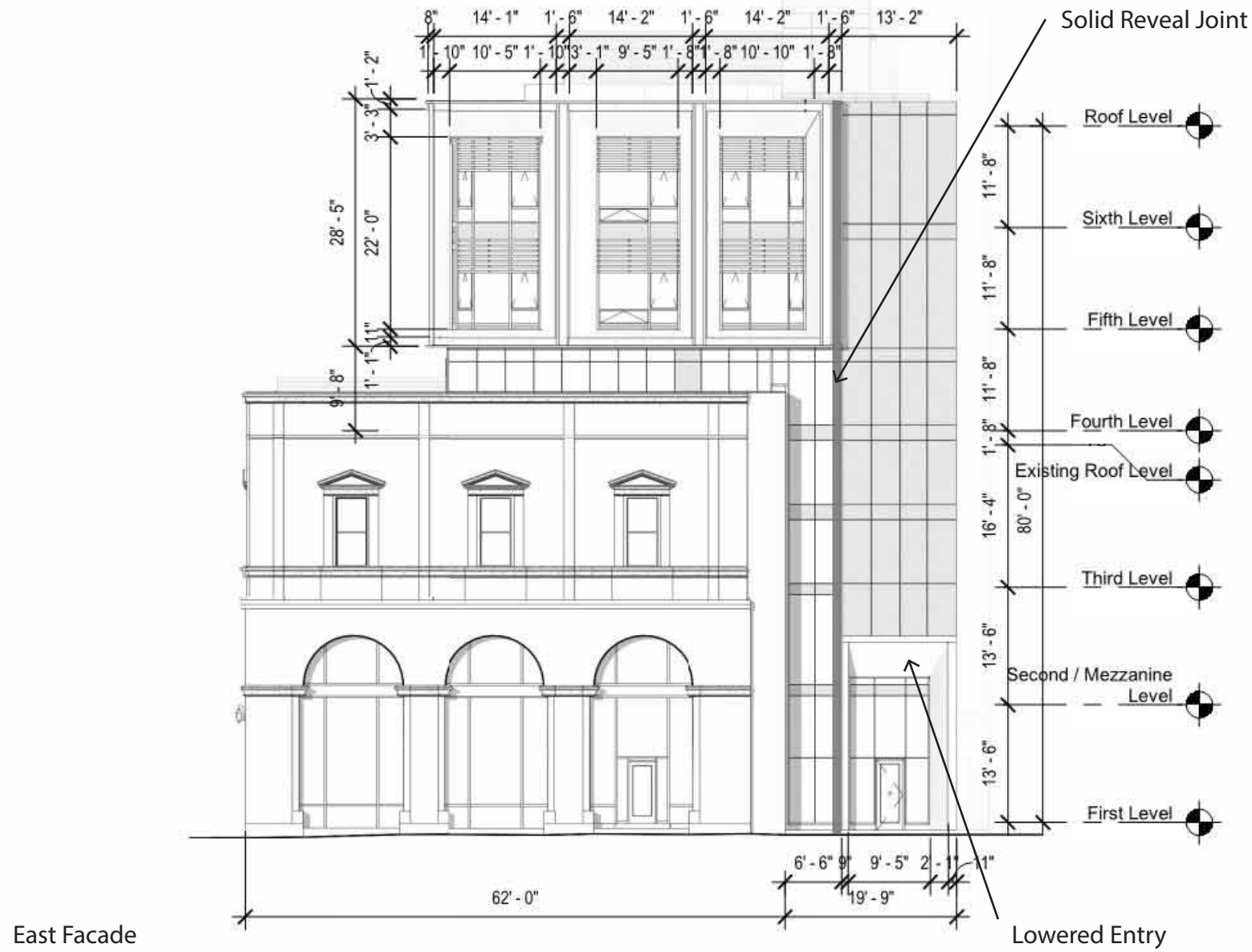
# Proposed South Facade





# Proposed East and West Facade

REVISED SLIDE: SHOWS SOLID REVEAL AND LOWERED ENTRY





East Facade - January 2020 Design

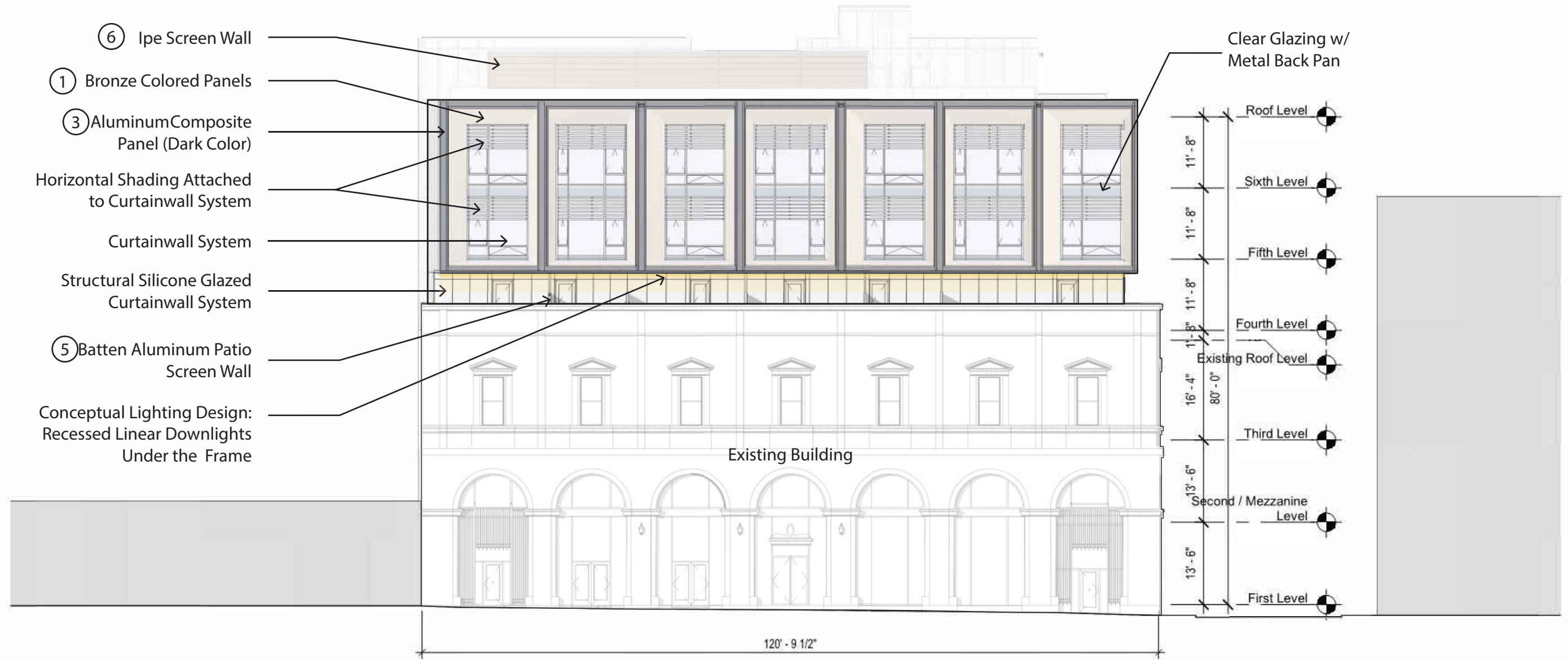
East Facade - September 2020 Design  
Solid Reveal - Preferred Option





# Proposed South Facade Materials

REVISED SLIDE: CHANGE IN LIGHTING ON NEW

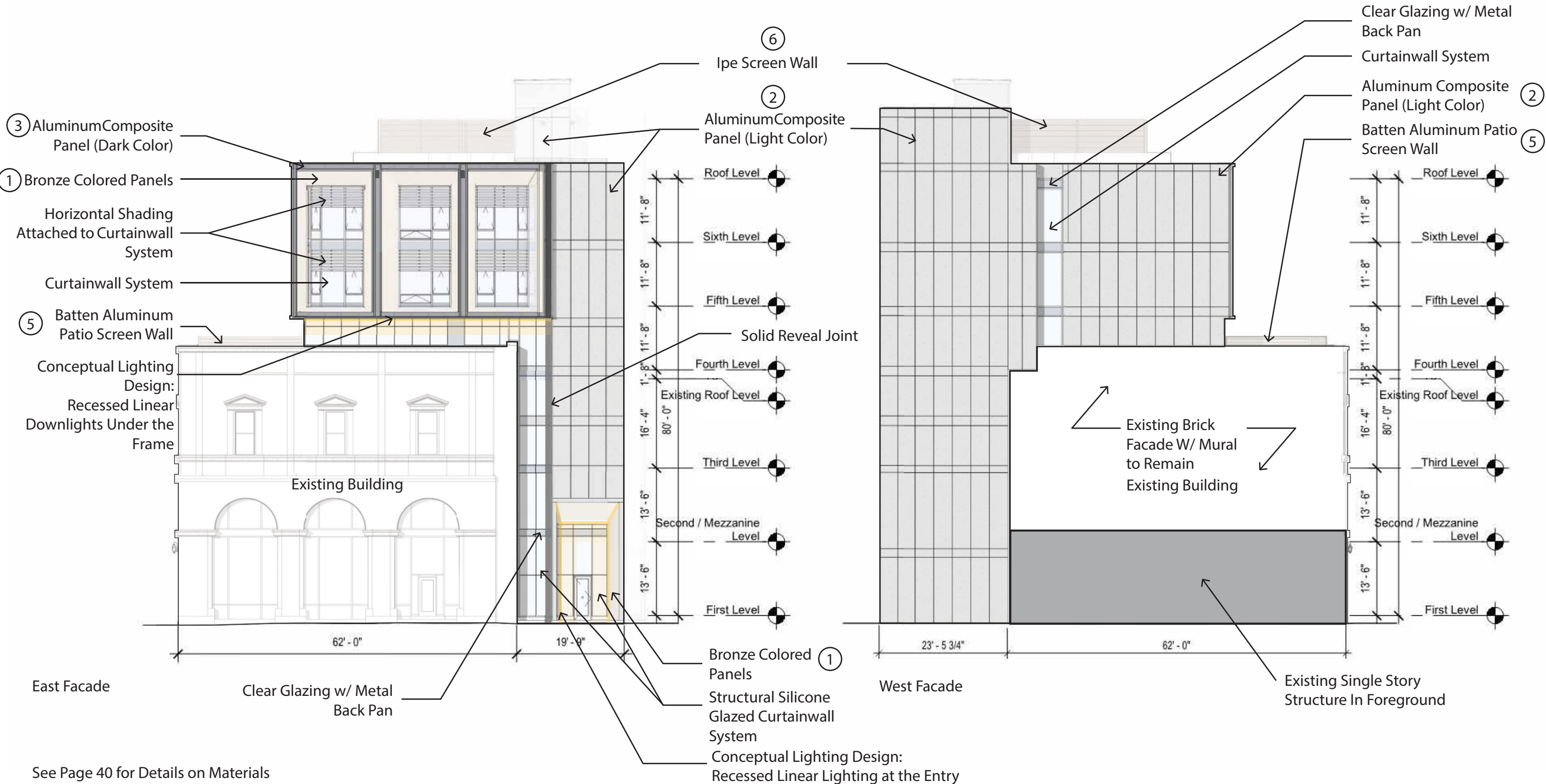


See Page 40 for Details on Materials

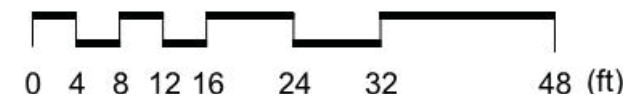


# Proposed East and West Facade Materials

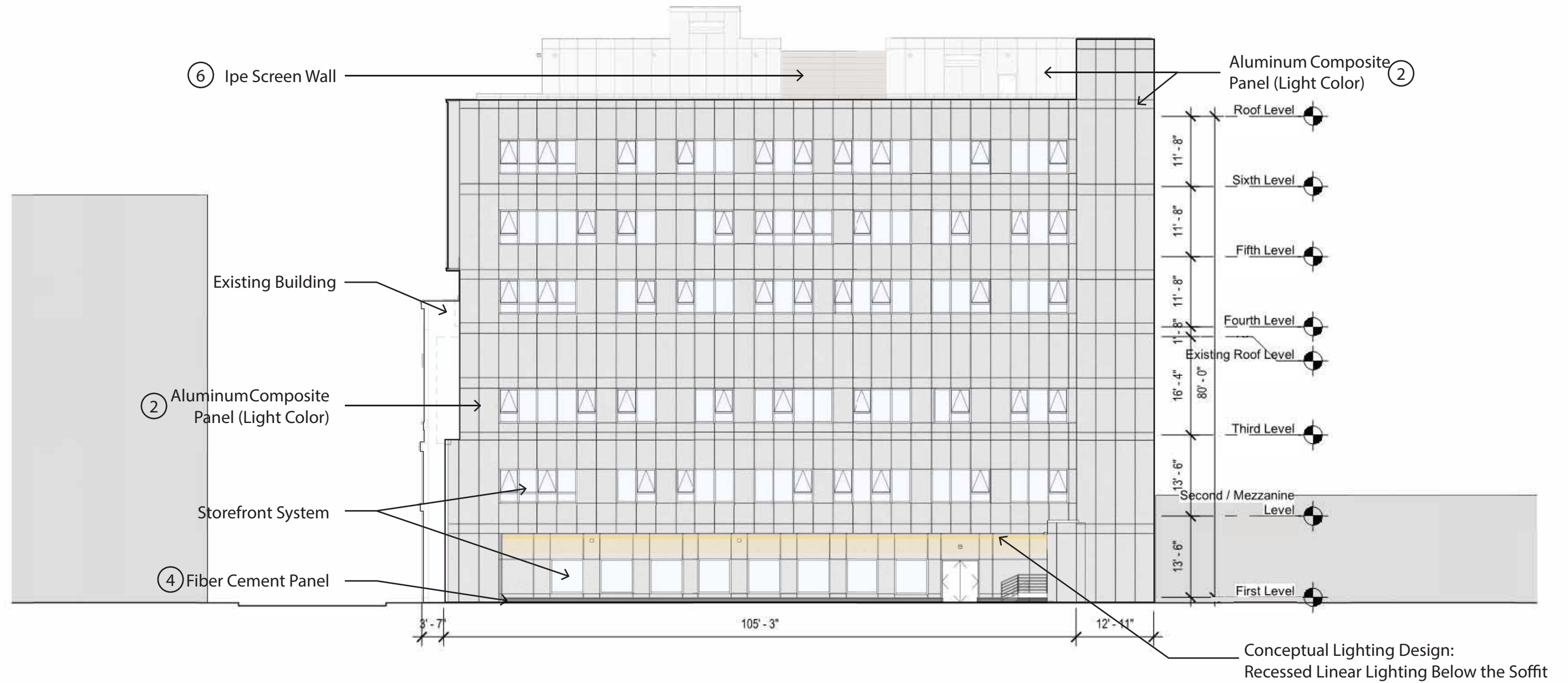
REVISED SLIDE: CHANGE IN LIGHTING ON NEW



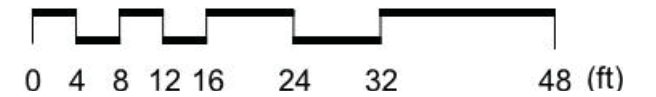
See Page 40 for Details on Materials  
 See Page 33 for Revised East Elevation



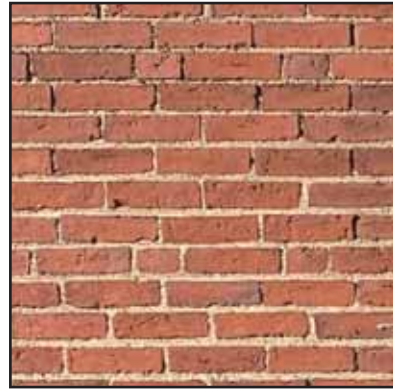
# Proposed North Facade Materials



See Page 40 for Details on Materials



# Proposed Material Palette



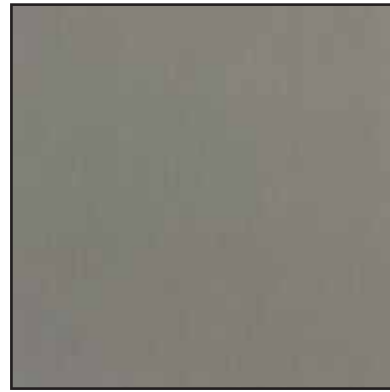
Existing Brick



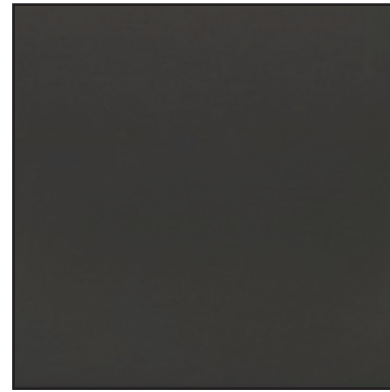
Existing Stone



① Bronze Colored Panels



② Aluminum Composite Panel (Light Color)



③ Aluminum Composite Panel (Dark Color)



④ Fiber Cement Panel



⑤ Batten Aluminum Patio Screen Wall



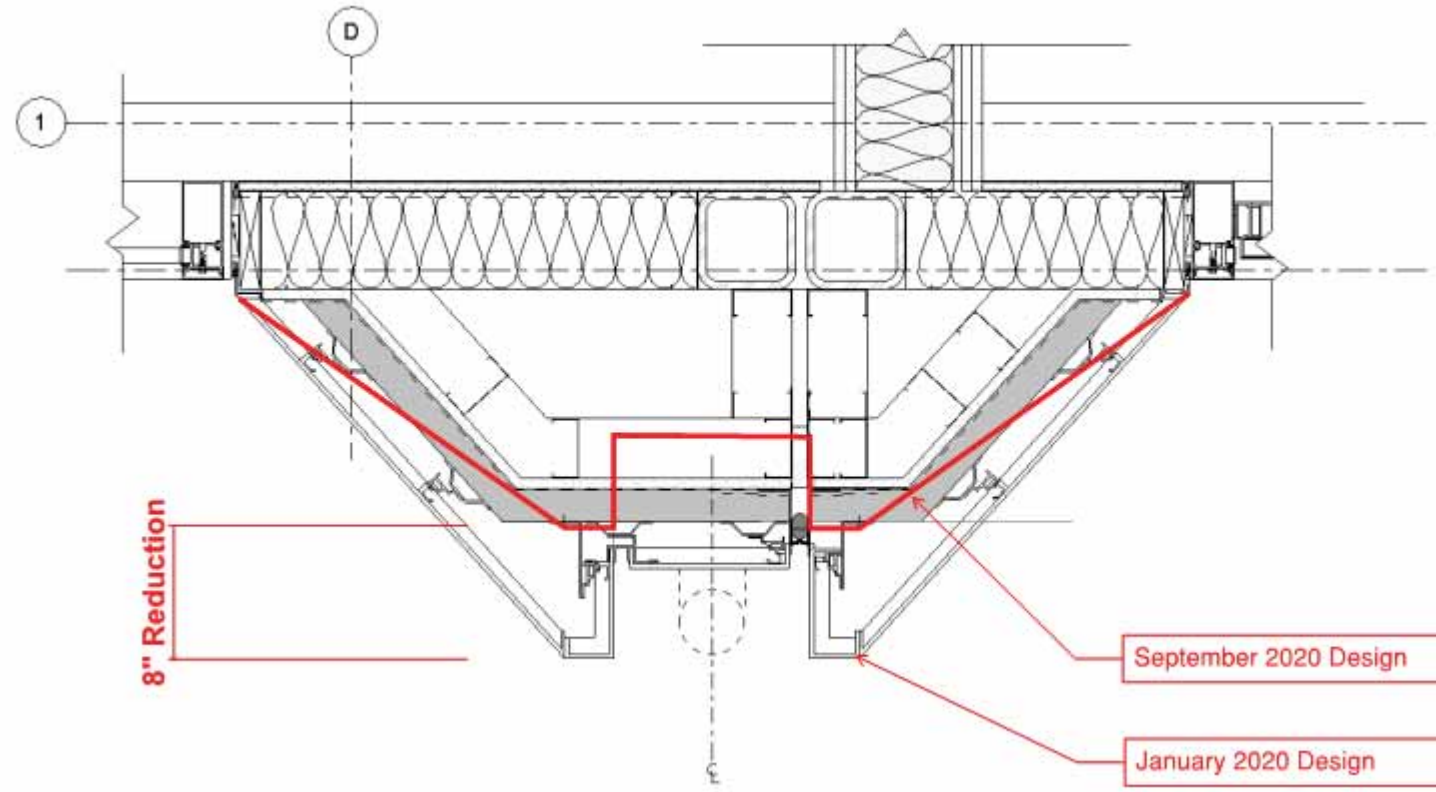
⑥ Ipe Screen Wall





# Proposed Frame Dimensional Reduction - 16" Deep

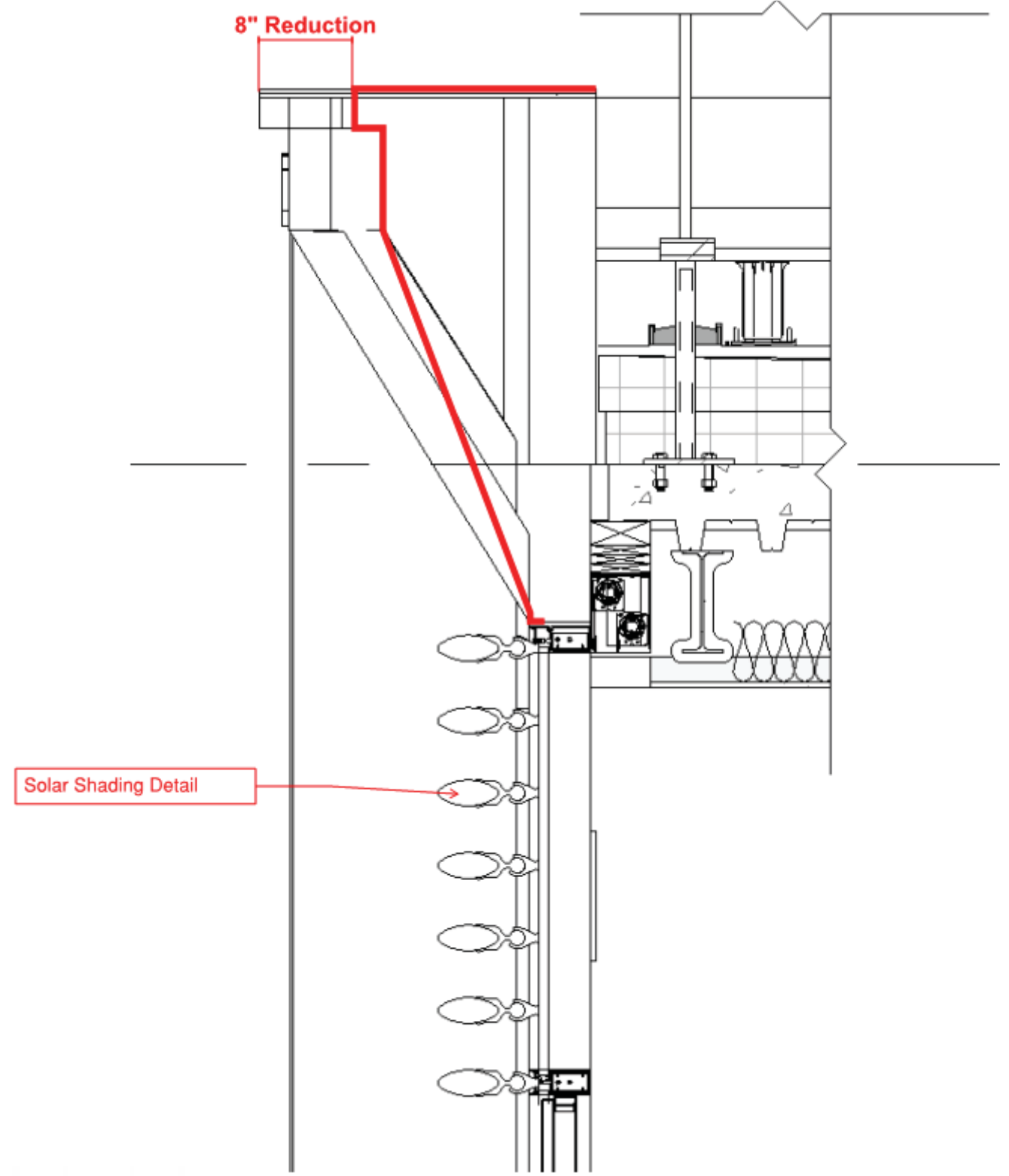
NEW SLIDE: PROPOSED FRAME DEPTH REDUCTION DETAIL



2 - Plan Detail



Section Key



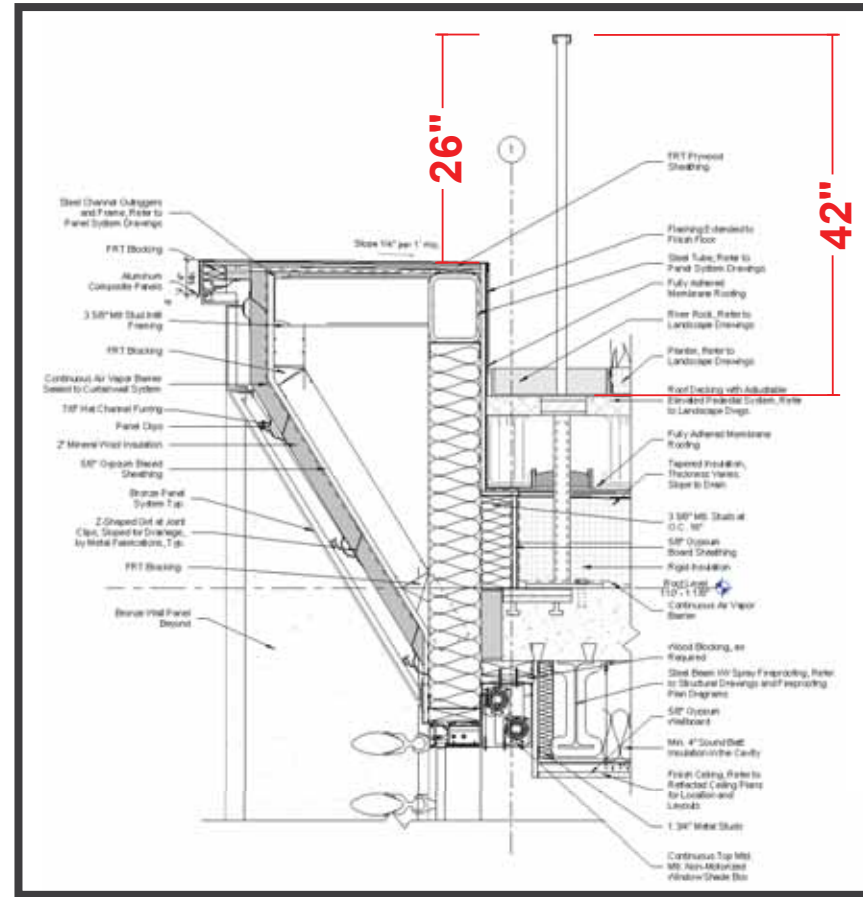
Solar Shading Detail

1 - Section at Roof

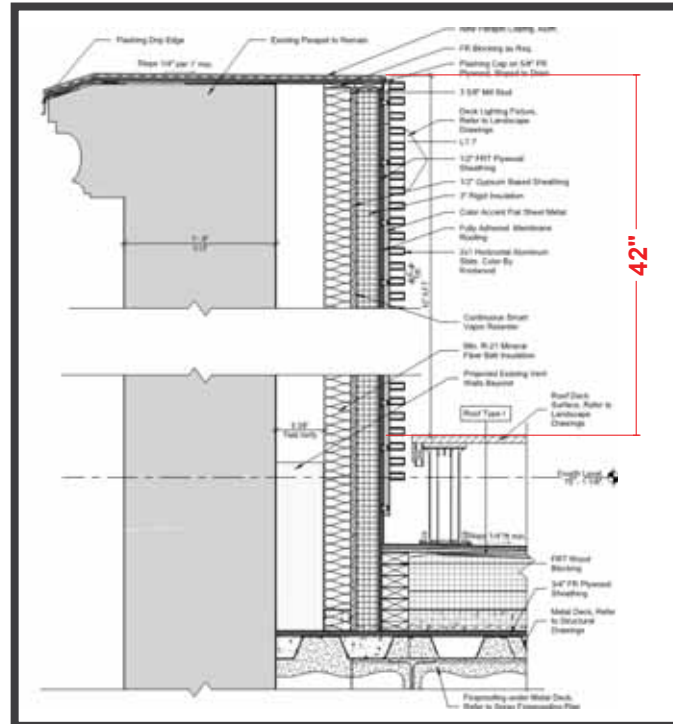


# Roof Deck Railing Details

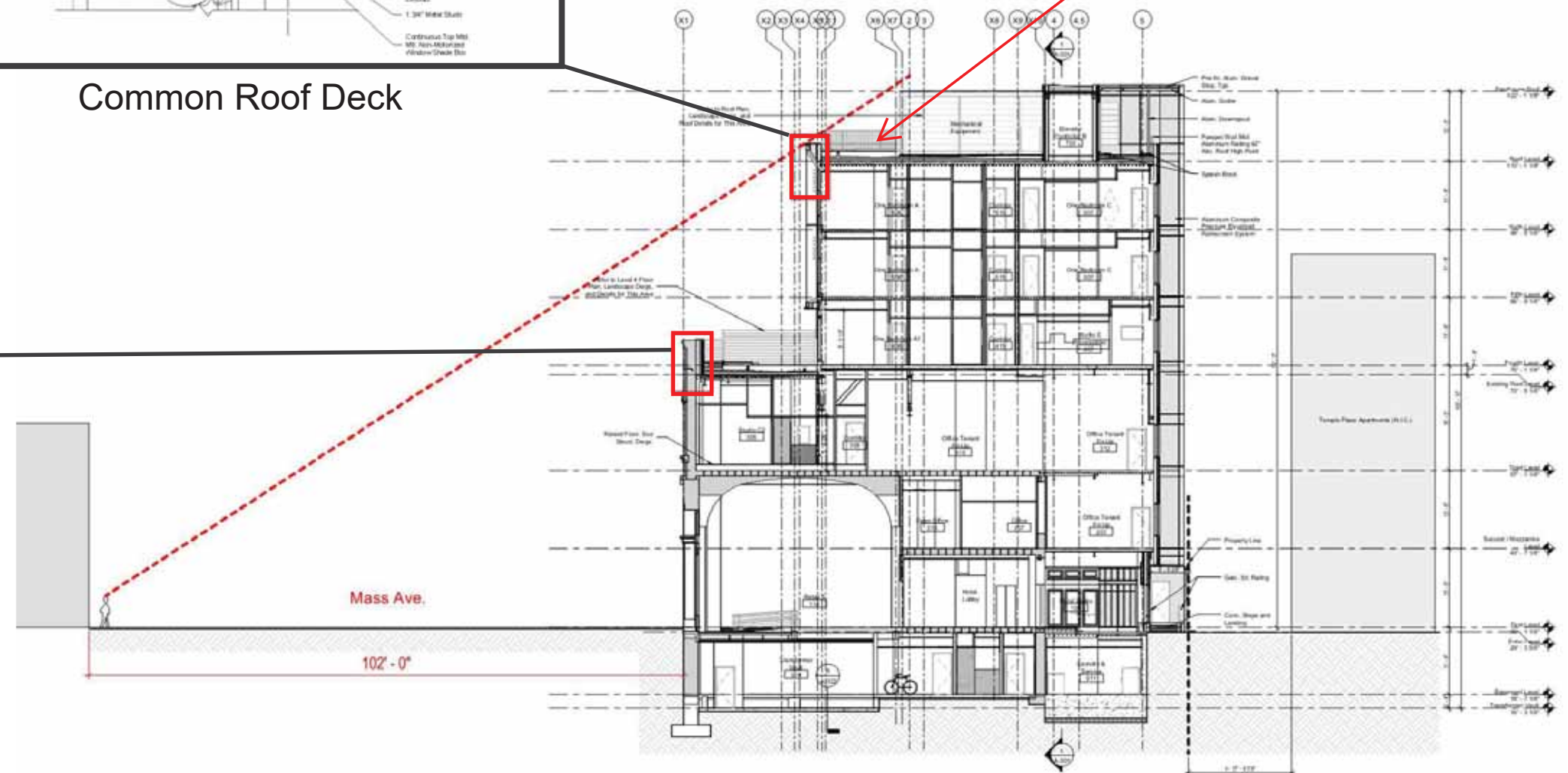
NEW SLIDE:  
ROOF DECK RAILING DETAILS



Common Roof Deck



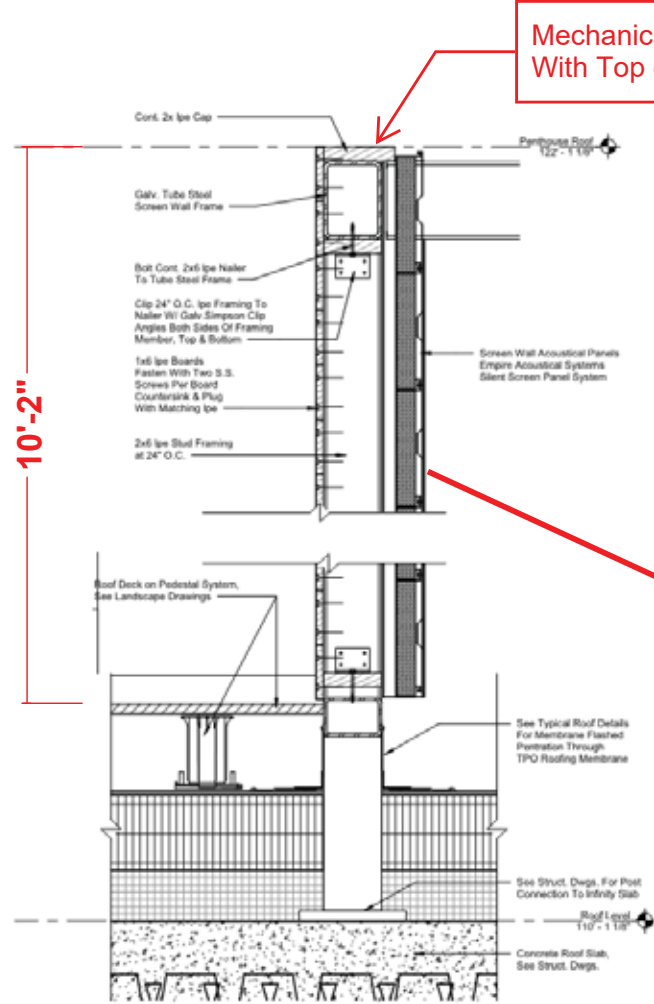
Level 4 Terrace



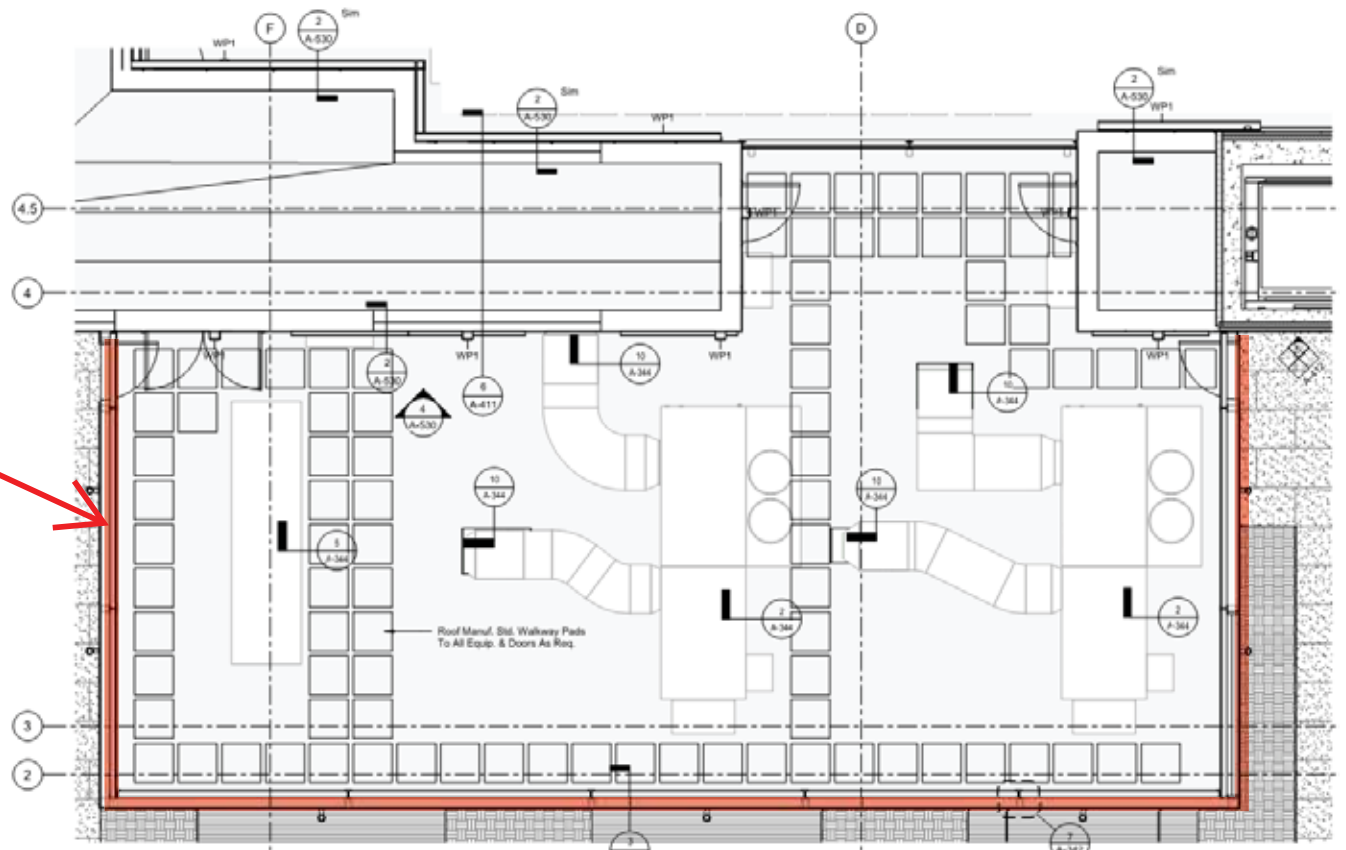
Sound Absorbing Acoustical  
Planks - Mechanical Yard Side



Mechanical Screen Wall Aligned  
With Top of Equipment



3 Mechanical Yard Screen Wall  
1 1/2" = 1'-0"



1 Enlarged Roof Plan - Mechanical Yard  
1/4" = 1'-0"

Ipe Planks -  
Common Roof Deck Side

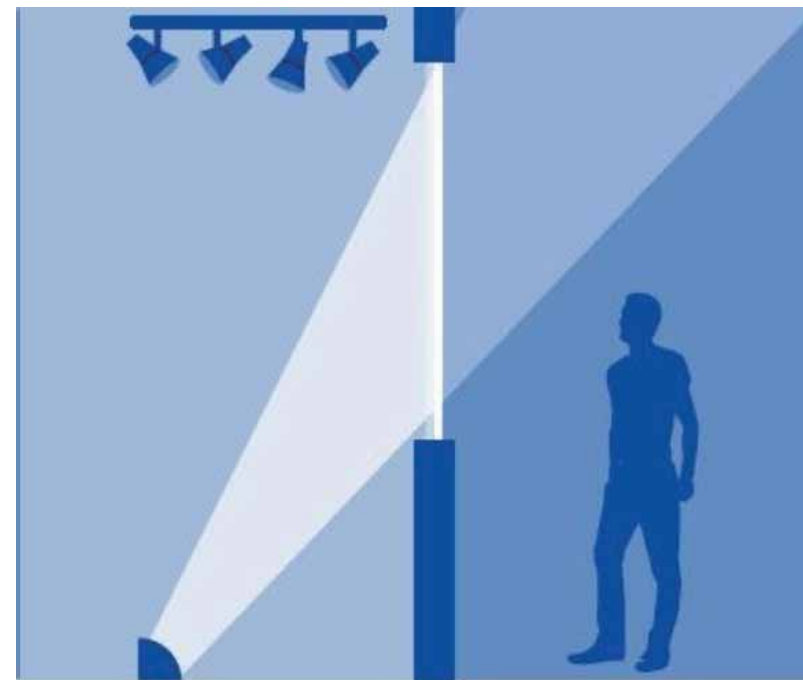




Shielded Downlighting Solutions



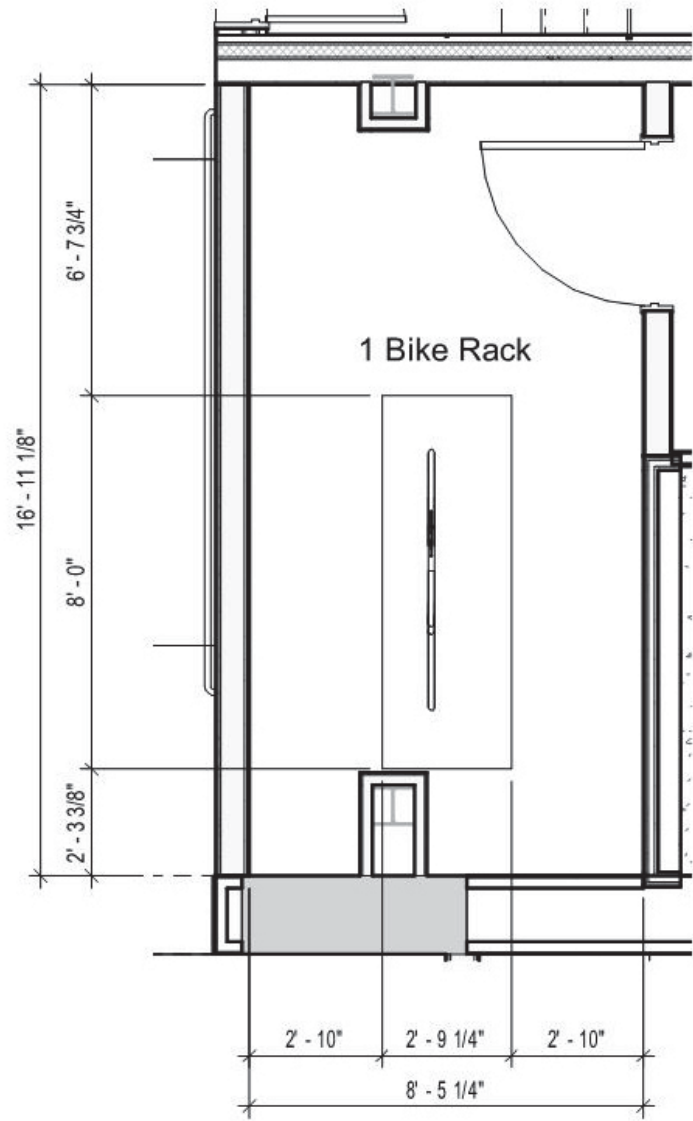
Specialty Glazing/Filming To Reduce Light Transfer  
North Elevation Facing Abutter



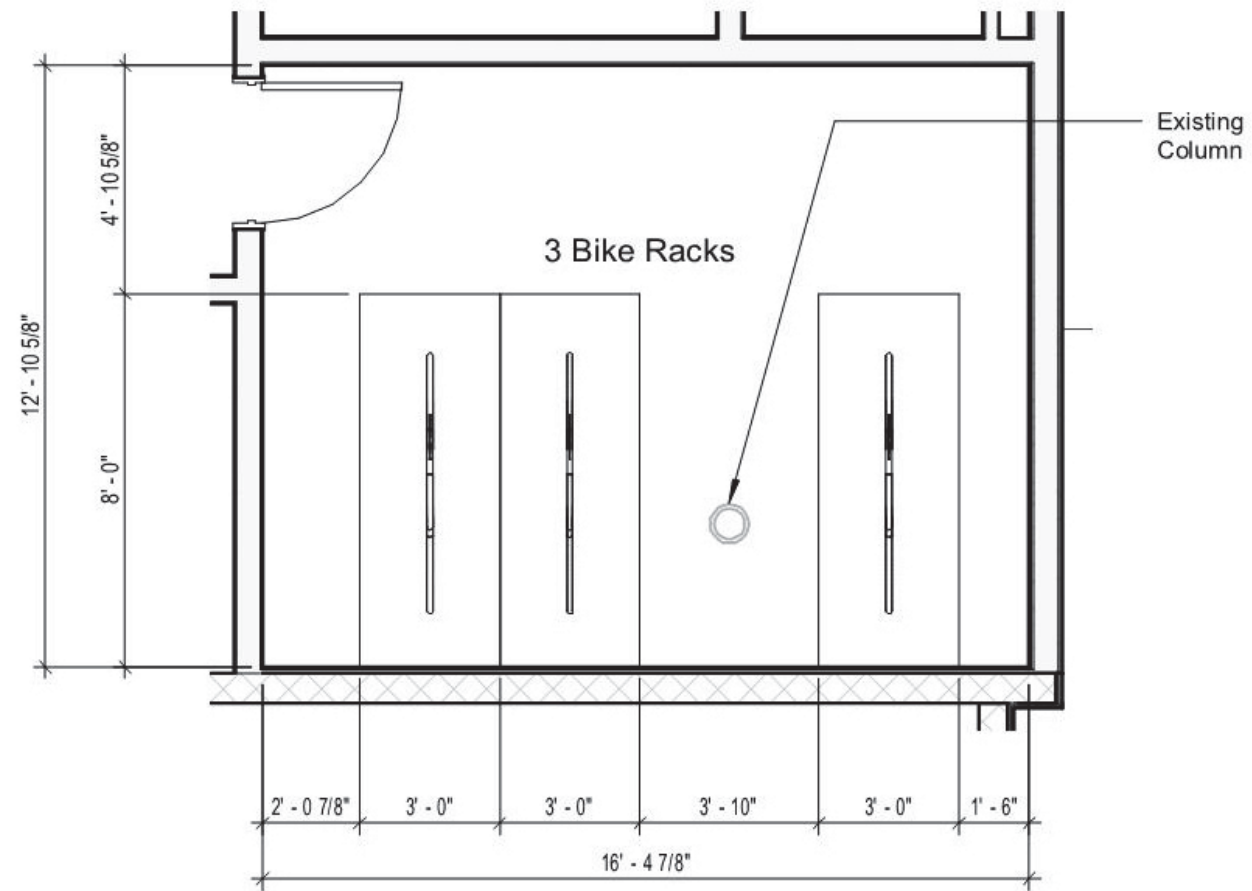
# New Bank of America Signage

NEW SLIDE: NEW BANK OF AMERICA SIGNAGE





First Floor Bike Storage Room



Basement Bike Storage Room



Bike Rack Product By Dero

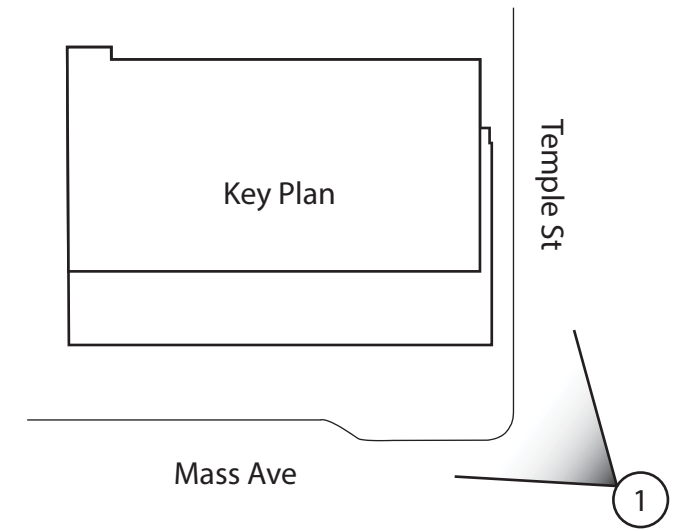


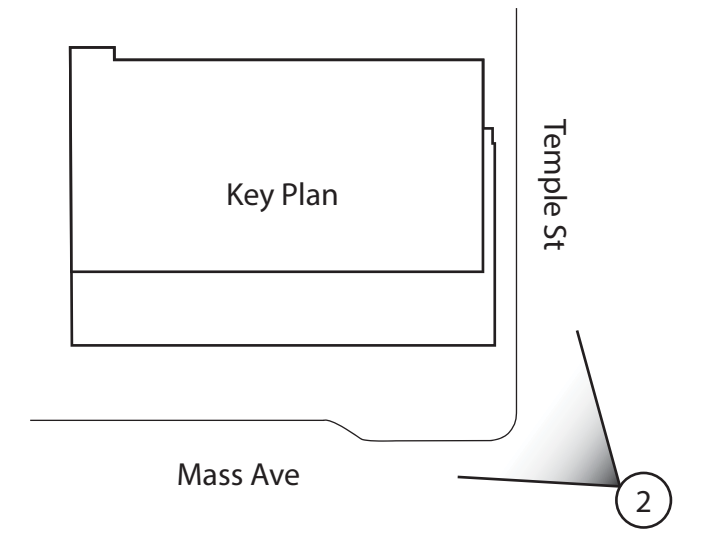
Proposed Renderings



① View from Massachusetts Ave Looking West

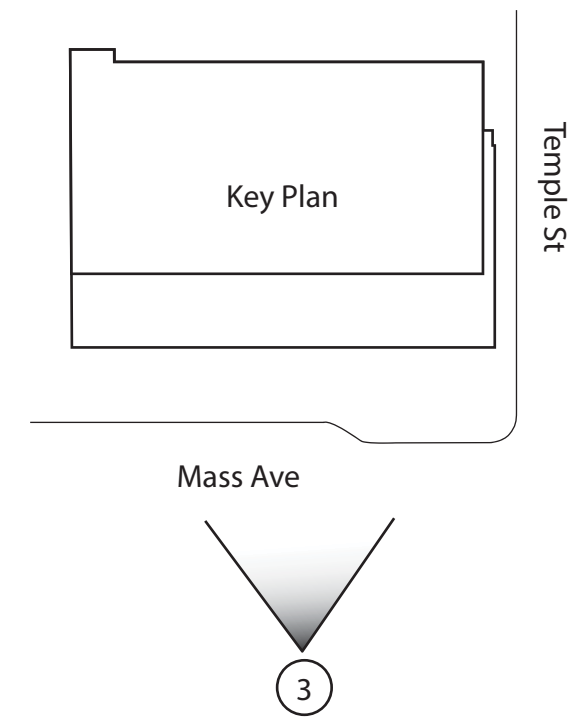
JANUARY 2020 - WIDE ANGLE VIEW



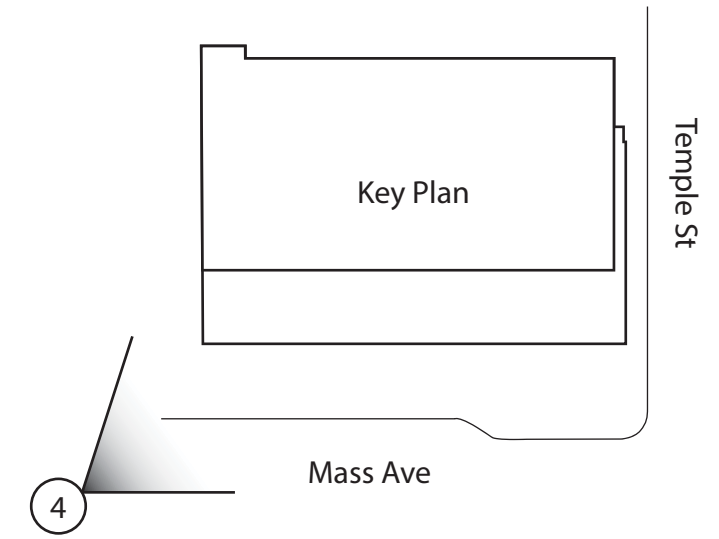


② View from Massachusetts Ave Looking West

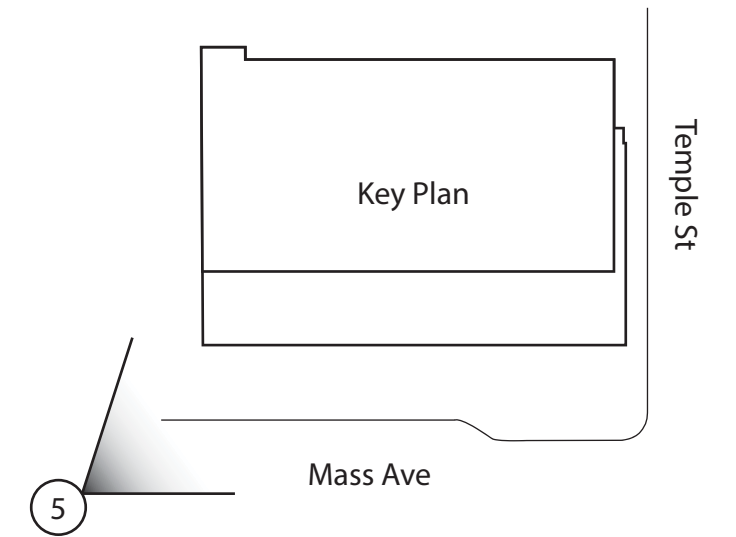




③ View from Massachusetts Ave Looking North



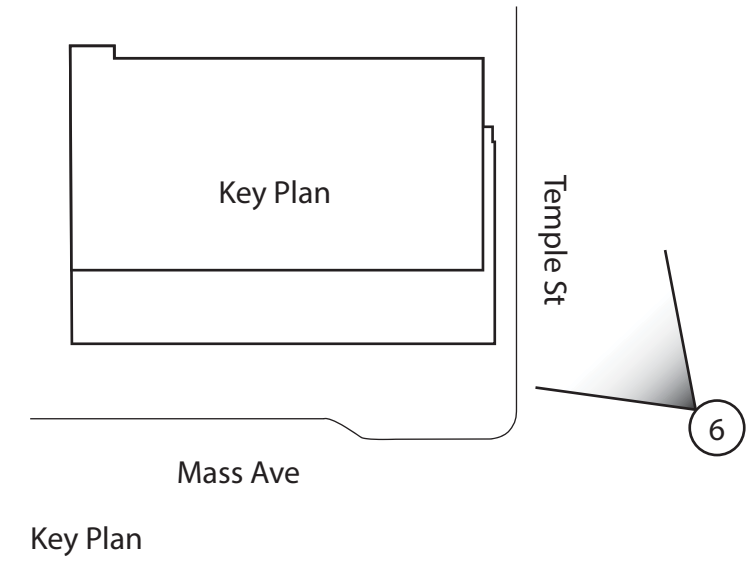
④ View from Massachusetts Ave Looking East



⑤ View from Massachusetts Ave Looking East - Dusk Shot

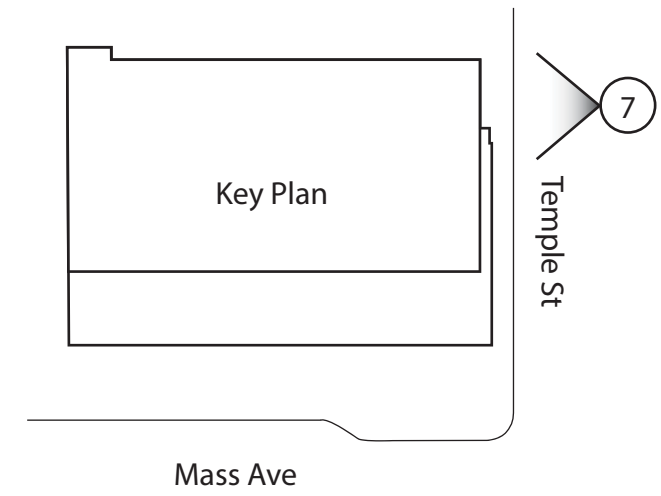


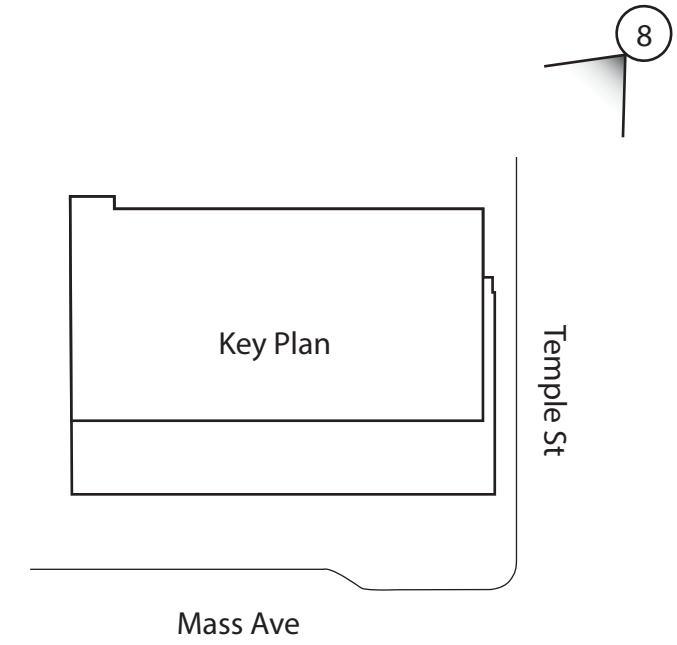
⑥ View from Temple Street





⑦ View of Hotel Entry

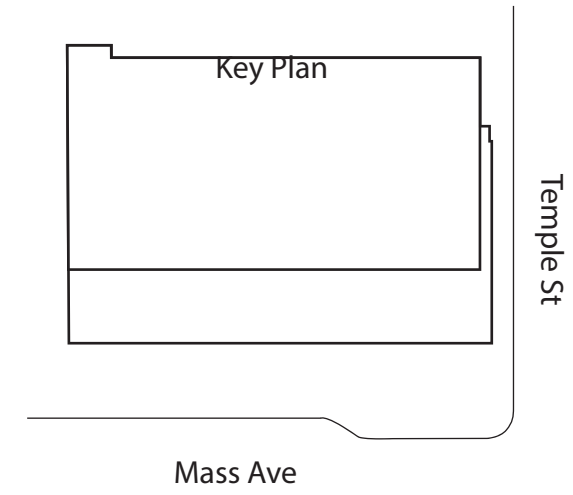
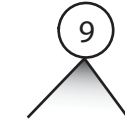




⑧ View of Hotel Entry From Temple Street - Near

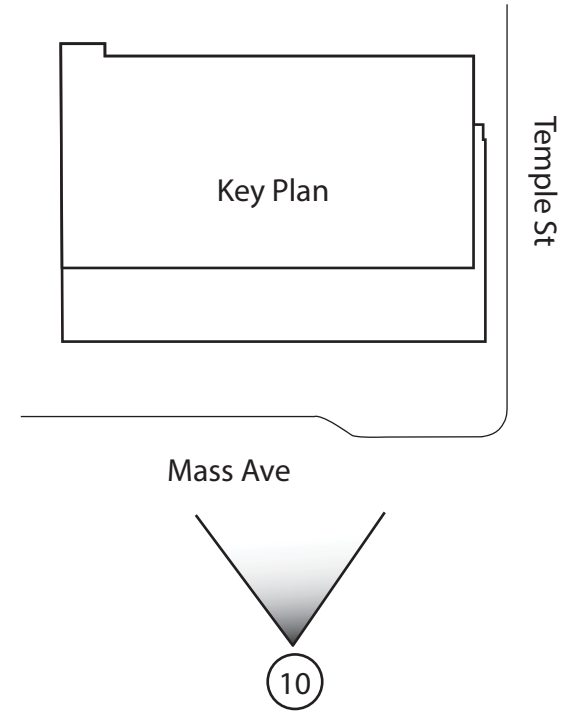


⑨ View of Hotel Entry From Temple Street - Far



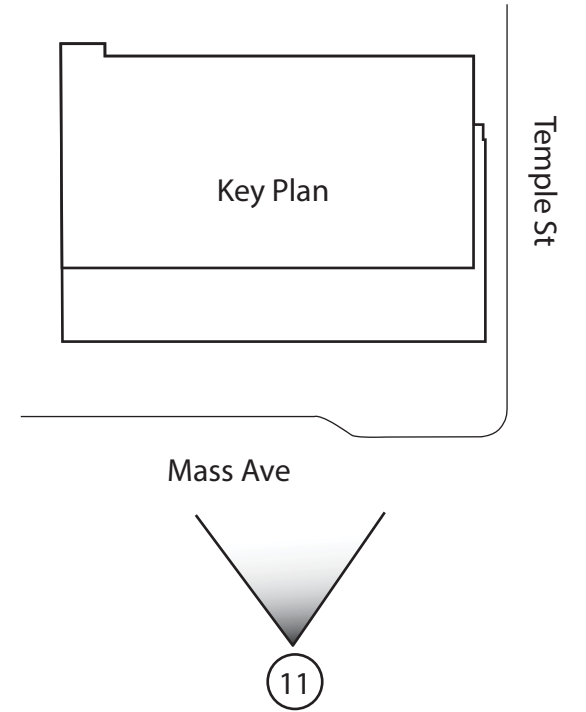
Nighttime Photo - Existing Building

NEW SLIDE:  
NEW PHOTO



⑩ Existing Night View

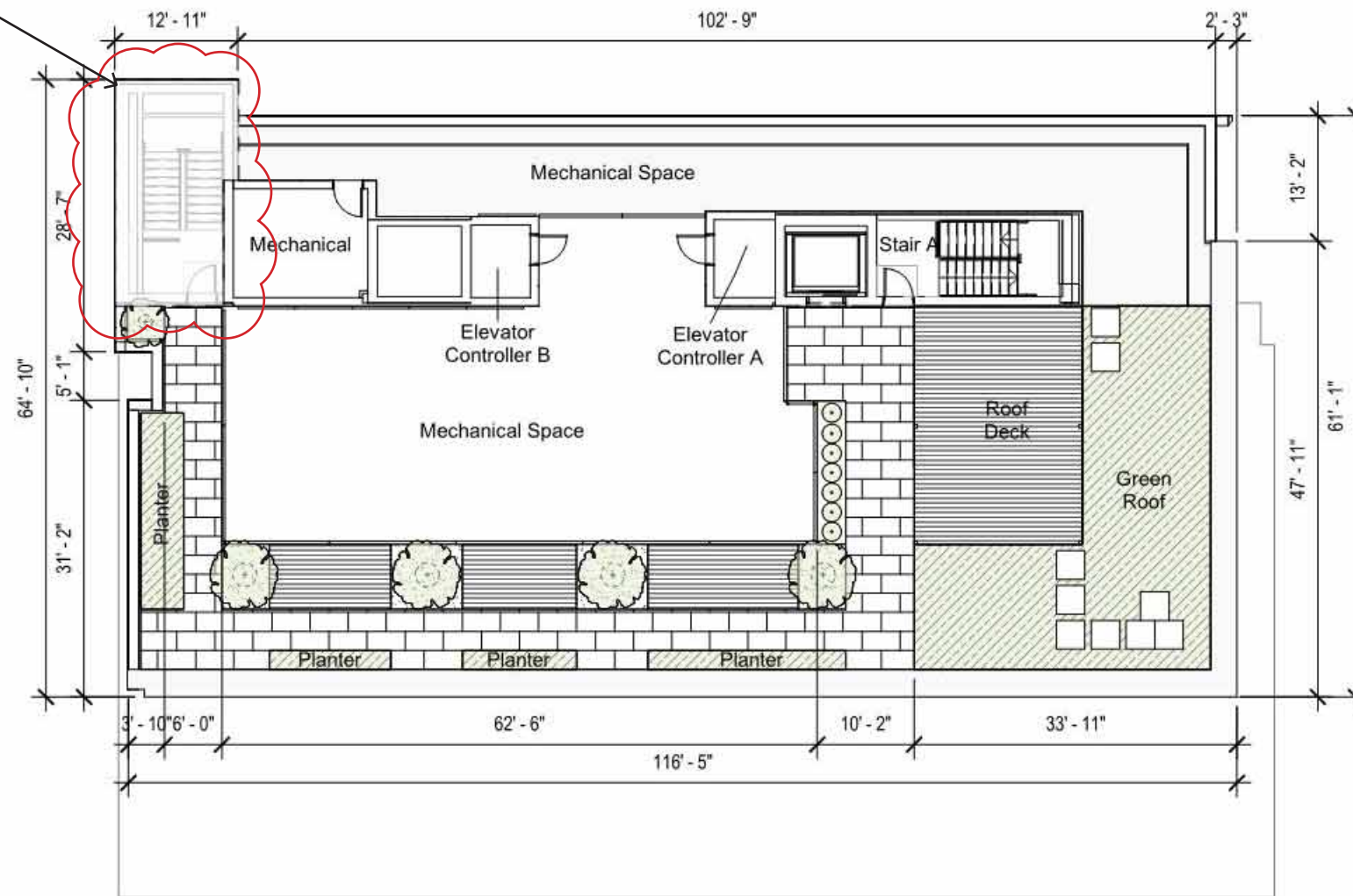




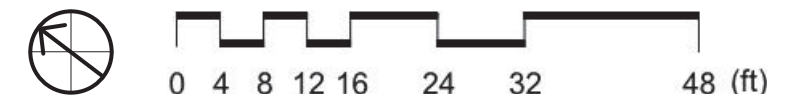
11 Dusk Shot

# Roof Elements Requiring Variance from Board of Zoning Appeal

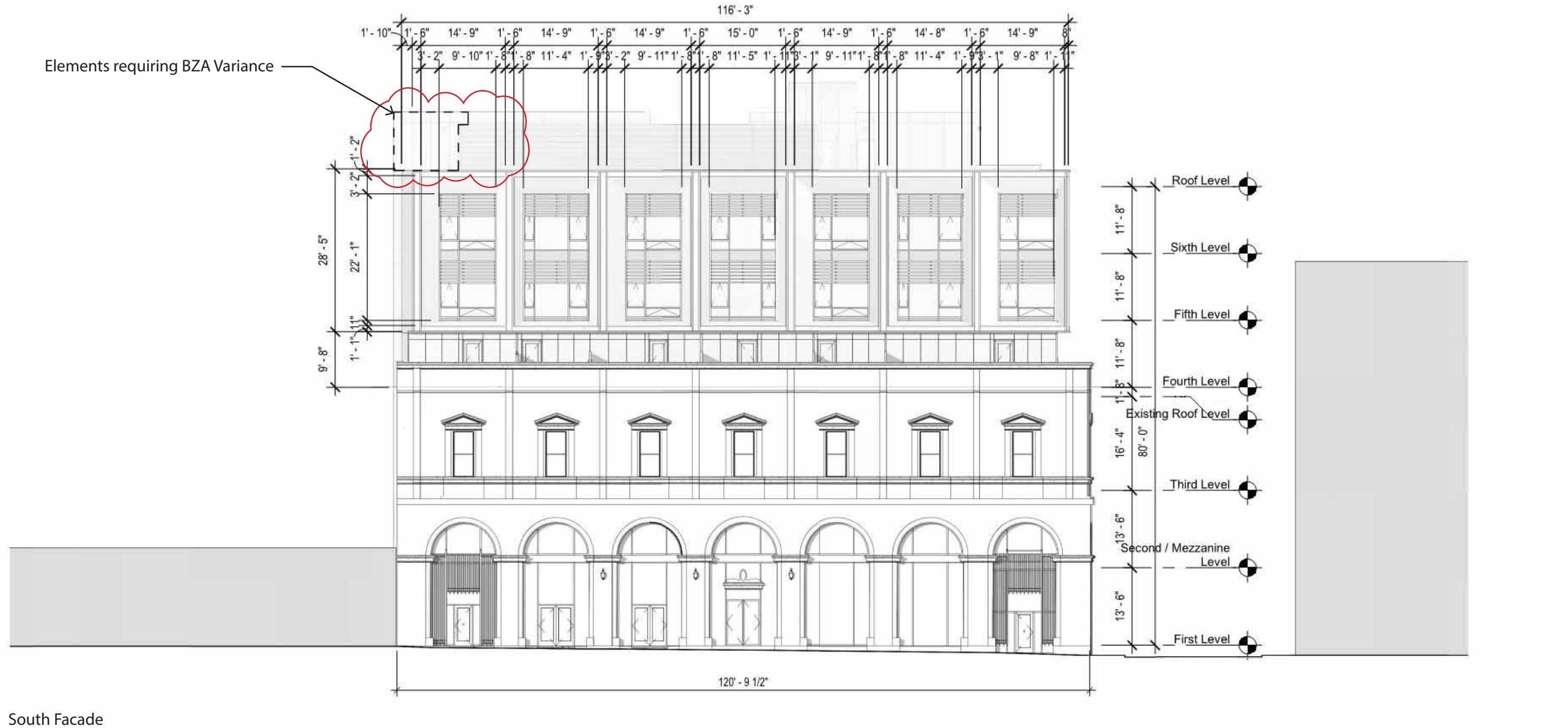
Elements requiring BZA Variance  
Roof deck design impact subject to variance review



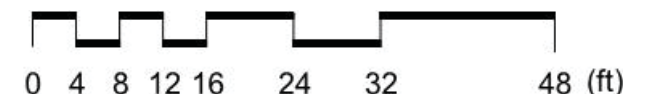
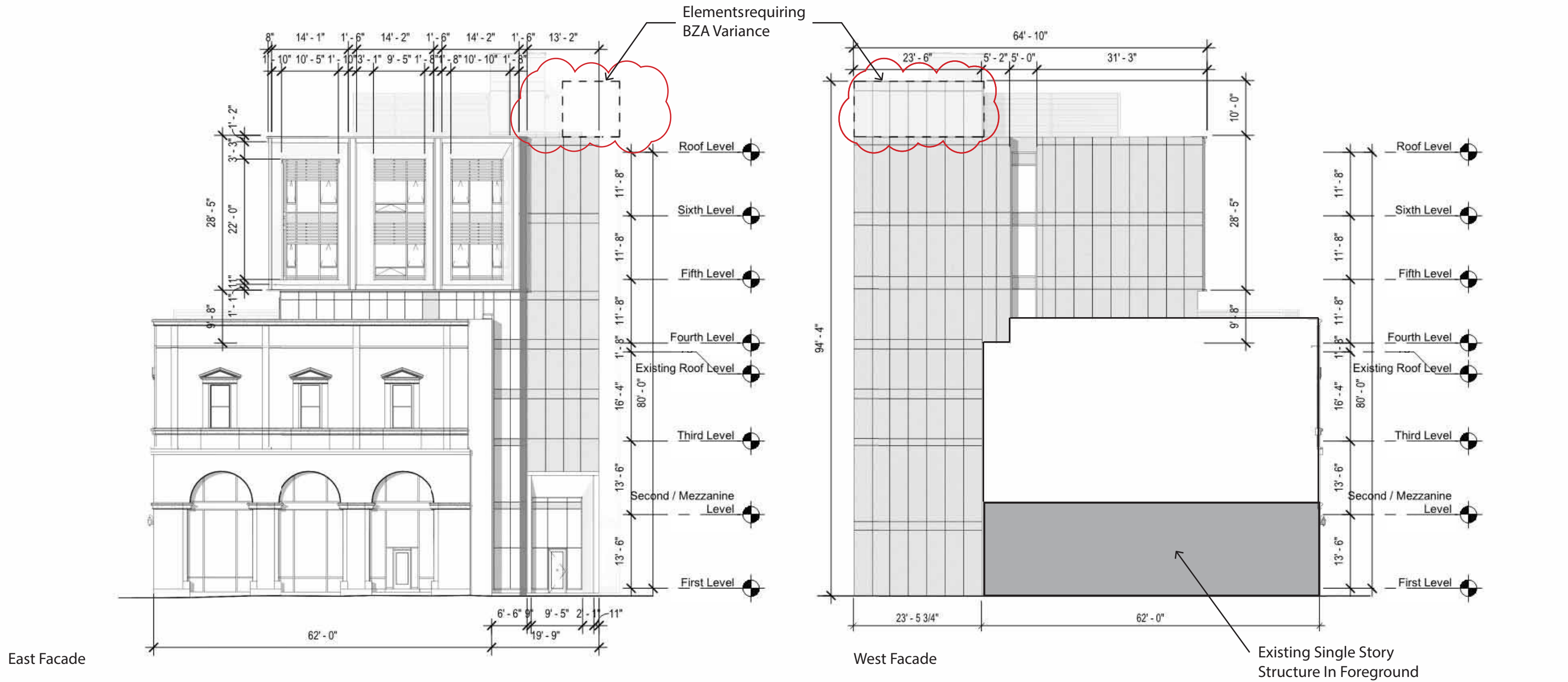
Roof Plan



# Roof Elements Requiring Variance from Board of Zoning Appeal



# Roof Elements Requiring Variance from Board of Zoning Appeal



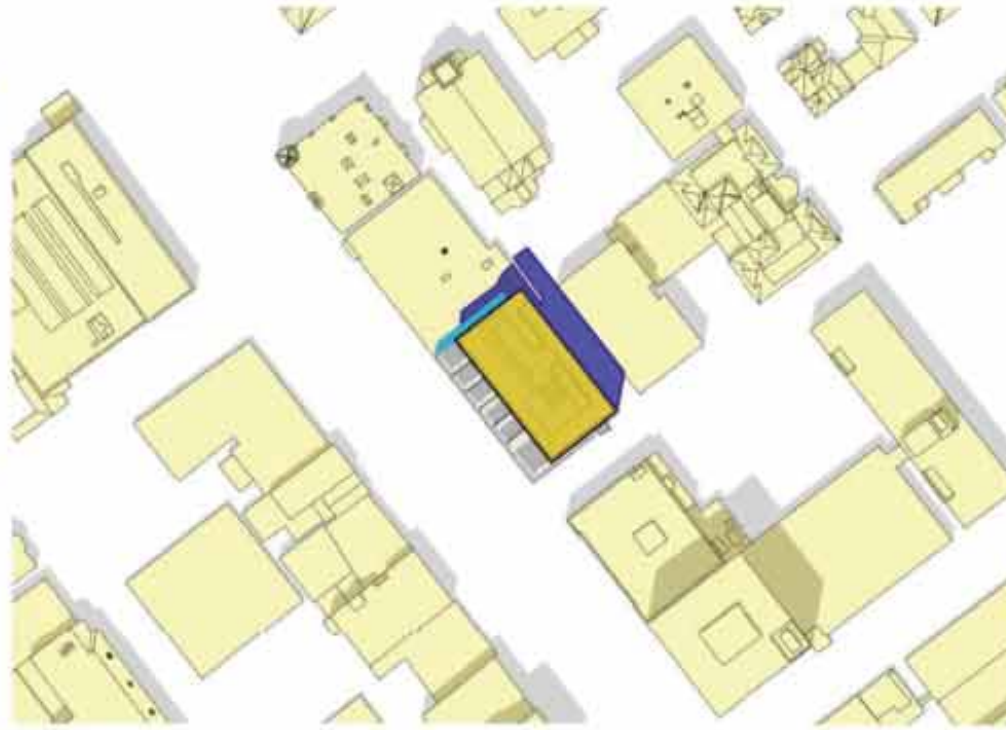


# Shadow Study

MODIFIED SLIDE: NEW SHADOWS  
FILLED IN WITH DARKER PURPLE



9:00 am

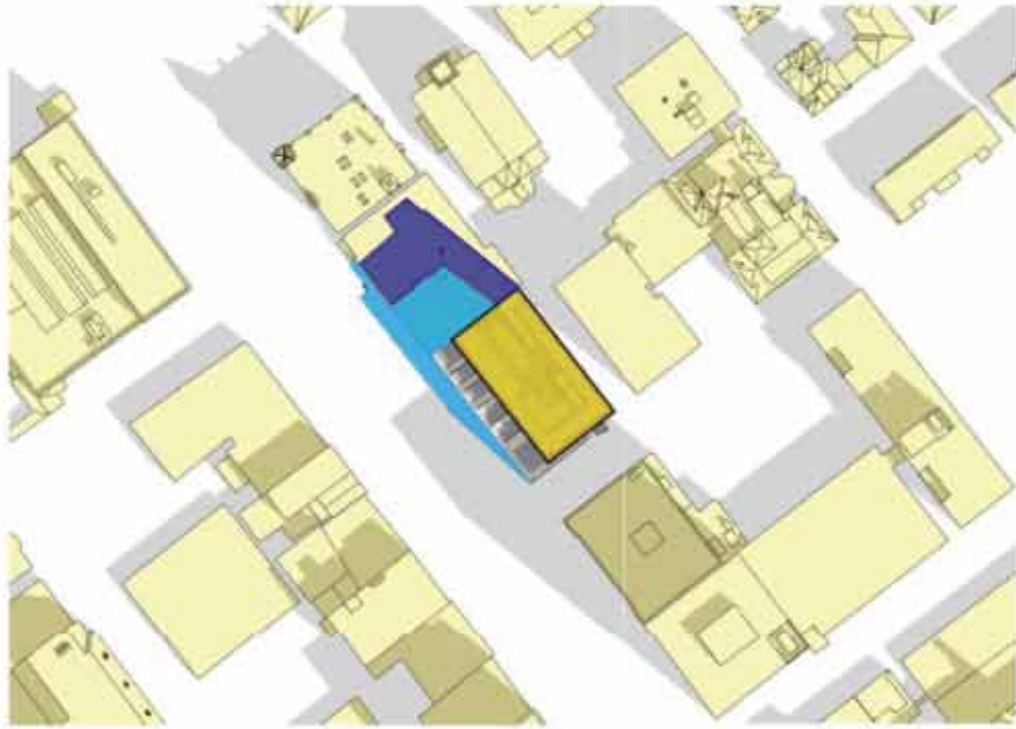


12:00 pm

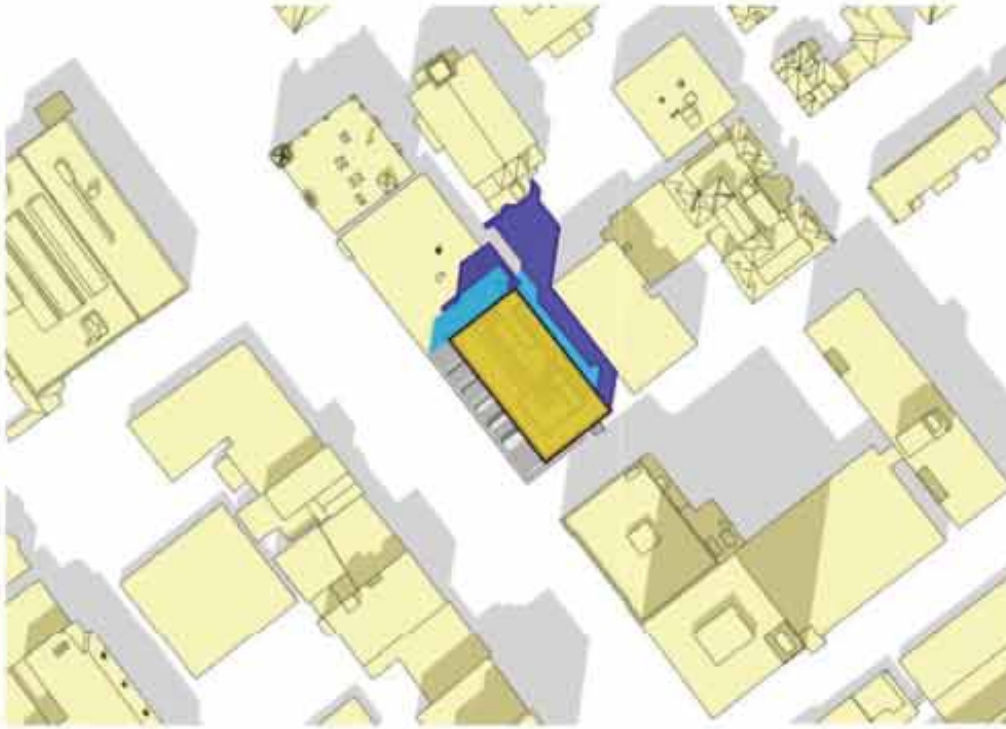


3:00 pm

Shadow Study: June 21



9:00 am




12:00 pm



3:00 pm

Shadow Study: Sep 21

 Additional shadow cast  
by proposed addition

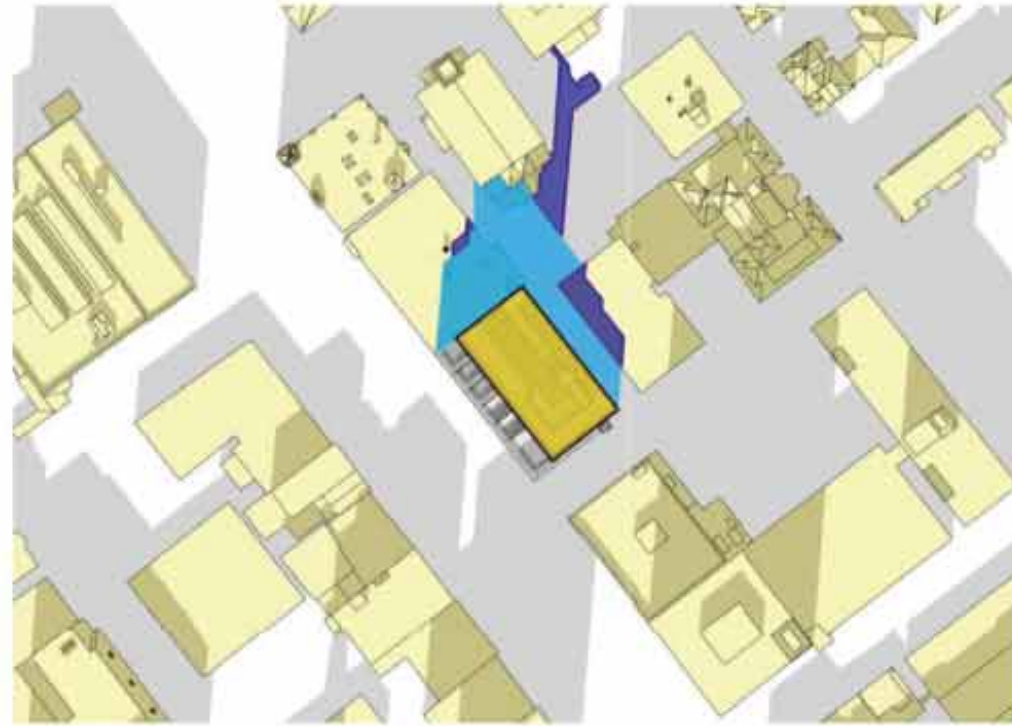
 Shadow cast by existing  
building

# Shadow Study

MODIFIED SLIDE: NEW SHADOWS  
FILLED IN WITH DARKER PURPLE



9:00 am



12:00 pm



3:00 pm

Shadow Study: Dec 21



9:00 am



12:00 pm



3:00 pm

Shadow Study: March 21

 Additional shadow cast by proposed addition  Shadow cast by existing building